

## CITY OF SAN BRUNO

## COMMUNITY DEVELOPMENT DEPARTMENT



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**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
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 Aaron Aknin, AICP, *Planning Manager*  
 Tony Rozzi, *Assistant Planner*  
 Lisa Costa Sanders, *Contract Planner*  
 Margaret Netto, *Contract Planner*  
 Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
 Rick Biasotti, *Vice-Chair*  
 Mary Lou Johnson  
 Bob Marshall, Jr.  
 Perry Petersen  
 Kevin Chase  
 Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE MEETING**

TO: Kevin Chase  
 Sujendra Mishra  
 Joe Sammut ] Architectural Review Committee

FROM: Tambri Heyden, Community Development Director

The Architectural Review Committee will meet **Thursday, September 14, 2006, at 6:00 P.M. in Conference Room 101 at 567 El Camino Real, San Bruno, CA.** Applicants, designers, developers, and property owners are invited to attend. Please wait in the lobby until your case is called. The following items will be discussed:

\* – A complete staff report will be prepared for this item when it goes before the Planning Commission for review.

1.	<b>414 San Mateo Avenue (AR-05-011)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> C-B-D (Central Business District)	Request for an Architectural Review Permit for revision to a previously approved facade per Chapter 12.108.010 of the San Bruno Zoning Ordinance. Michelle Chee (Owner/Applicant). <b>AR-05-011</b>
2.	<b>741 San Mateo Avenue (AR-06-001)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> C (Commercial District)	Request for an Architectural Review Permit for a new facade and signage per Chapter 12.108.010 of the San Bruno Zoning Ordinance. Guo Yu Lei (Owner); AMAssociates (Applicant). <b>AR-06-001</b>



3.	<p><b>495 San Mateo Avenue (AR-06-005)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> C-B-D (Central Business District)</p>	<p>Request for an Architectural Review Permit for a new façade and signage per Chapter 12.108.010 of the San Bruno Zoning Ordinance. A&amp;M Pizza Mill LLC DBA Straw Hat (Owner); Baukunst (Applicant). <b>AR-06-005</b></p>
4.	<p><b>1150 El Camino Real (AR-06-006)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> P-D (Planned Development)</p>	<p>Request for an Architectural Review Permit to enclose an existing patio and revise the façade per Chapter 12.108.010 of the San Bruno Zoning Ordinance. BJ's Restaurant (Owner/Applicant). <b>AR-06-006</b></p>
5.	<p><b>436 San Anselmo Avenue N. (UP-06-024)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-2 (Low Density Residential)</p>	<p>Request for a Use Permit to allow the construction of an addition that exceeds the .55 floor area ratio guideline by 19 square feet per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Richard M. Caponuevo, Romoco Design Group (Applicant), Ismael Balderas (Owner). <b>UP-06-024</b></p>
6.	<p><b>1237 Williams Avenue (UP-06-025; MM-06-008)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single-Family Residential)</p>	<p>Request for a Minor Modification and Use Permit to allow the construction of an addition which increases the gross floor area by 71.8% and proposes to extend a 3' side yard setback along the right side property line per Section 12.120.010.A and 12.200.030.B.1 of the San Bruno Zoning Ordinance. Craig and Sharon Leary (Owners/Applicant) <b>UP-06-025; MM-06-008</b></p>

Note: If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.





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**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 1  
September 14, 2006**

**PROJECT LOCATION**

1. Address: 414 San Mateo Avenue
2. Assessor's Parcel No.: 020-364-120
3. Zoning District: C-B-D (Central Business District)
4. General Plan Classification: Neighborhood/Community Commercial
5. Project is within the San Bruno Redevelopment Project Area

**EXHIBITS**

- A:** Location Map  
**B:** Site Plan, Floor Plan, Elevations

**REQUEST**

Request for revisions to previously approved Architectural Review Permit to remodel the exterior and interior of an existing restaurant structure per Section 12.108 of the San Bruno Zoning Ordinance. Michelle Chee (Applicant/Owner). **AR-05-11**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee **approve** the revisions to Architectural Review Permit 05-11 subject to the attached Findings of Fact (1-8) and Conditions of Approval (1-29).

**REVIEWING AGENCIES**

Public Works Department  
Community Development Department  
Fire Department  
San Bruno Garbage

**PUBLIC NOTICE**

Agenda posted in San Bruno City Hall.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Existing Facilities.



## **BACKGROUND**

This project was originally approved by the Architectural Review Committee on February 15, 2006. At that time the building featured a two story façade, although the building actually only contained one floor of commercial space with tall, vaulted ceilings. Since that time, the applicant has decided to revise the project to feature a single story façade. Although the height of the structure changed, the primary architectural features remain the same as the previous proposal.

## **EXISTING SITE CONDITIONS**

The subject property is located on the east side of San Mateo Avenue, one property north of the El Camino Real and San Mateo Avenue intersection. Currently this property is developed with a one story, 1,580 sq. ft. restaurant building. Although there is an outside area to the rear of the building, there are no designated parking spaces on-site. The subject property is surrounded by other private properties and therefore, vehicle access to the rear yard is not available.

## **SURROUNDING LAND USES**

North: Sylvan Avenue – CBD (Central Business District)  
South: Taylor Avenue – CBD (Central Business District)  
East: Mastick Avenue – R-2 (Low Density Residential)  
West: El Camino Real – C (General Commercial)

## **PROJECT DESCRIPTION**

The applicant is proposing to partially demolish the existing building and remodel and reconstruct the 1,580 sq. ft. restaurant building. The proposed site plan also includes landscaping, a dumpster area, and concrete paving in the rear.

Architecturally, the new building would incorporate many features recommended in the Downtown Design Guidelines, while having a new interesting architectural style.

## **PARKING**

As mentioned, there are no designated parking spaces currently on-site. This is consistent with a majority of retail buildings in the Central Business District which paid into the parking assessment district in past decades. Therefore, the property owner is only responsible for providing parking for the expanded portion of the building, not the existing square footage. In this case, the new building will not be larger than the existing building, therefore no on-site parking spaces are required to be provided.

## **PROJECT ANALYSIS**

*Pursuant to the City's Zoning Code, the ARC shall grant the ARC Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

1. That the location, size and intensity of the proposed operation will not create a **hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;**



The proposed use is consistent and compatible with the uses that surround the subject property. The applicant is proposing to make improvements which will allow the building to be used as a retail bakery, a use that is allowed with the Central Business District. Furthermore, staff finds that the use will bring people into the downtown area and therefore will have a positive impact on the Central Business District.

- 2. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses;**

There will be no parking provided onsite, however there is conveniently located on-street parking which will not create a hazardous or inconvenient condition to nearby businesses.

- 3. That sufficient landscape areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking areas from the street and adjoining building areas from paved areas and to provide access from buildings to open areas. In addition, that adequate guarantees are made, such as the filing of a performance bond, to insure maintenance of landscaped areas;**

Currently, no landscaping exists onsite, so staff has added a Condition of Approval requesting that such a plan be submitted prior to any Building Division permit issuance. The landscaping plan will need to meet the minimum 5% landscaping requirement per San Bruno Zoning Ordinance and should include plant types to be used. The landscaped area will be to the rear of the building.

- 4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood;**

This project will be compatible with the character of Downtown San Bruno because the proposed façade maintains a 25-foot storefront avoiding a long expanse of inactive building frontage, and provides a suitable store entrance facing directly onto the street with large transparent display windows.

The building also includes several architectural features which are consistent with the Downtown Design Guidelines. The storefront is separated from the upper portion of the building by horizontal devices with a change in the finished material from brick veneer to cement plaster.

The other consistent features include a cornice, wide structural columns, and a tile base, adding an architectural treatment where the building meets the ground.

The applicant is also adding a clerestory window to create a pleasing scale to the storefront, and to



add natural light to the interior. Staff finds that the architectural design of the building would be a great improvement to the existing building and would be compatible with other buildings in the area.

- 5. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district;**

The proposed project only entails improving an existing building and façade and therefore will not impact the nearby residential neighborhood.

- 6. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site;**

The façade changes to the commercial retail business will have no significant impact on the natural topography or landscaping of the area.

- 7. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood;**

The architect has designed the building in a manner consistent with the Downtown Design Guidelines. This well designed building will help to improve the appearance of the immediate area and will be a good architectural example for the redevelopment of other buildings in the Central Business District.

- 8. That the proposed development is consistent with the General Plan and Redevelopment Plan.**

The property is designated Commercial Business District and this use is consistent with the type of uses that are desirable for such a zoning district. The San Bruno Redevelopment Plan stipulates that the project should achieve important objectives, such as blight removal, economic revitalization, historic preservation and/or contribute to the distinctive character of San Bruno. In this particular case, the proposed use will utilize an otherwise vacant building, will bring some pedestrian traffic to the 400 block of San Mateo Avenue (which currently has less than full occupancy in the existing buildings) and create a potentially successful business in the entrance to the City's Central Business District.

### **Recommendation**

Based on the above analysis and discussion of the required finding of fact, staff recommends approval of this revised ARC permit for 414 San Mateo Avenue, subject to conditions of approval 1-29 below:



## **CONDITIONS OF APPROVAL**

### **Community Development**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Architectural Review Meeting Minutes" to Community Development Department within 30 days of approval. Until such time as the Summary is filed, Architectural Review Permit 05-11 shall not be valid for any purpose. The AR permit shall expire one (1) year from the date of approval unless the plan is executed.
2. The proposal for construction of a new building at 414 San Mateo Avenue shall be built according to the plans accompanying this report and approved by the Architectural Review Committee on September 14, 2006 except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.
3. The applicant shall obtain a City building permit before construction can proceed.
4. All trash and debris to the rear of the store shall be cleaned up within 10 days of this approval.
5. All signs shall be reviewed by the Community Development Department. A sign permit shall be obtained prior to the installation of any signs. The sign plan shall include address numbers per Fire Department requirements set forth in condition #25.
6. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
7. The property owner shall conduct regular maintenance of the site to maintain the premises and remove accumulation of litter and debris.
8. The property owner shall comply with the requirements of the San Bruno Recycling Ordinance.
9. Dumpster in the rear area shall be enclosed with the screened trash enclosure. This trash enclosure shall be shown on the building division submittal. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids.
10. Applicant shall submit a landscaping plan with the building division submittal. The landscaping plan shall show location and type of all proposed landscaping.
11. Non-combustive material shall substitute proposed vinyl throughout.

### **Public Works Department**

12. Applicant must install sanitary sewer clean-out at property line per City standards detail SS-01.



13. Storm water from new and existing roof downspouts and other onsite drainage shall be collected and drained to an underground curb drain to the gutter per City standards.
14. Planting of one (1) 36-inch box size tree or payment of equal value to tree fund for tree(s) and installation.
15. Applicant must install approved backflow device for domestic, irrigation and fire water lines.

**Fire Department**

16. Provide NFPA 13 Fire sprinkler System per SBMC Section 12.24.070 Article 1003.2.1.
17. Calculate fire flow requirements for building.
18. Obtain fire flow available within 200' of building.
19. Determine seating plan and occupancy load.
20. Provide kitchen detail for cooking appliances.
21. Provide non-combustible exterior siding.
22. Provide flame spread rating for dining area and hallway wall finishes.
23. Provide panic hardware for rear exit.
24. Provide illuminated exit signs with emergency lighting.
25. Provide minimum 8" address numbers to storefront sign and 4" address numbers to rear door or above. Numbers shall be a contrasting color. The address number shall be approved with the sign permit as required per condition 5.
26. Provide illumination for rear exit pathway from building to public right of way.
27. Applicant shall be subject to all future Fire Department conditions at time of building submittal.

**San Bruno Garbage**

28. Garbage containers or carts must be placed on hard level surface.
29. Garbage pick up inside service charges will be applicable for container and carts that are located off-street.

Date of Preparation: September 7, 2006  
Prepared by: Aaron Akin  
Associate Planner







**PROJECT DATA:**  
 PARCEL # : 020 364 120 ( LOT 19 BLOCK 19 )  
 SITE AREA : 25'x100' = 2500 S.F.  
 ZONING : C-B-D CENTRAL BUSINESS DISTRICT  
 USE :  
 EXISTING: RESTAURANT ( GROUND FLOOR )  
 PROPOSED: RESTAURANT (GROUND FLOOR)  
 BLDG. AREA :  
 EXISTING: GROUND FLOOR: 1,580 S.F. RESTAURANT  
 PROPOSED: GROUND FLOOR: 1,580 S.F. RESTAURANT  
 SETBACK REQUIRED: NONE  
 CONSTRUCTION TYPE: TYPE V IHR

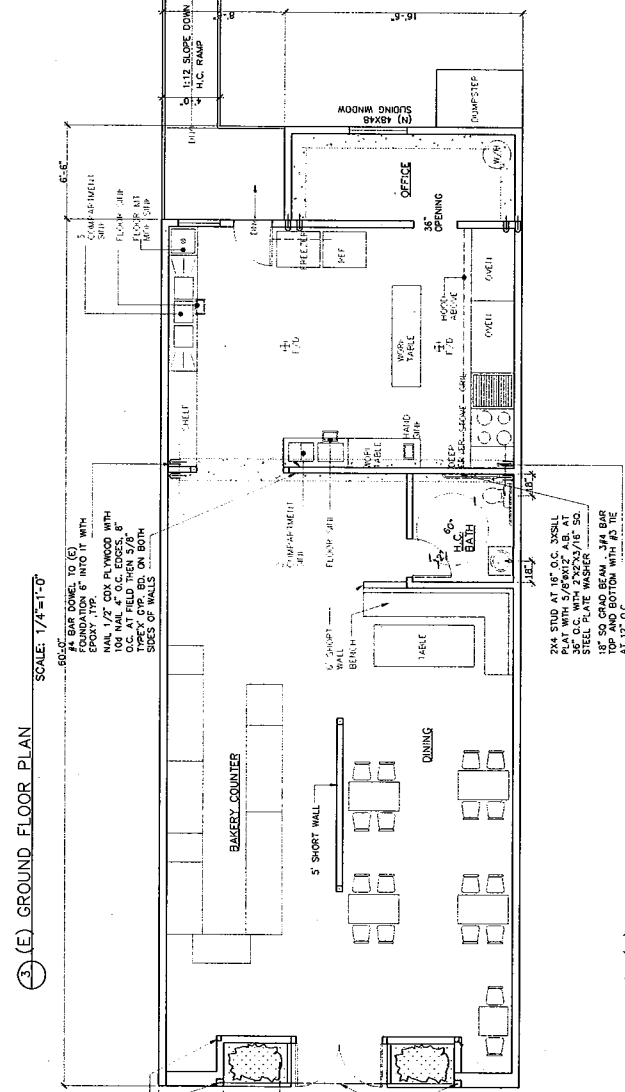
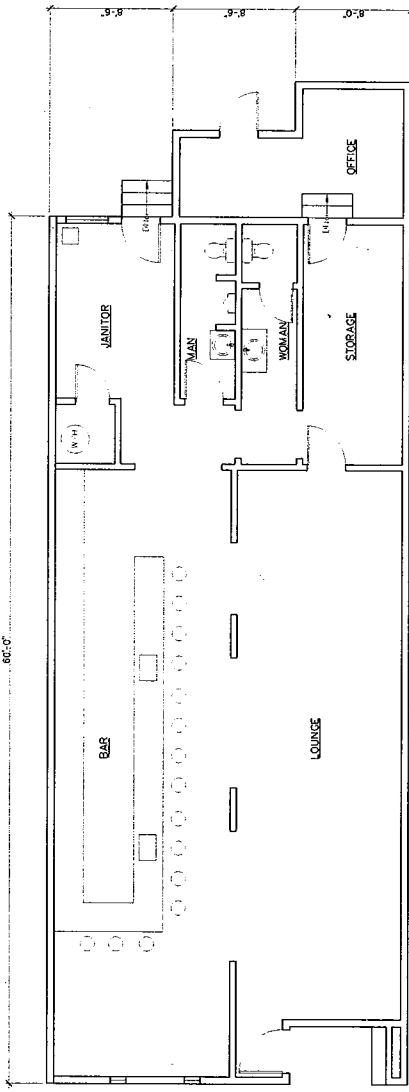
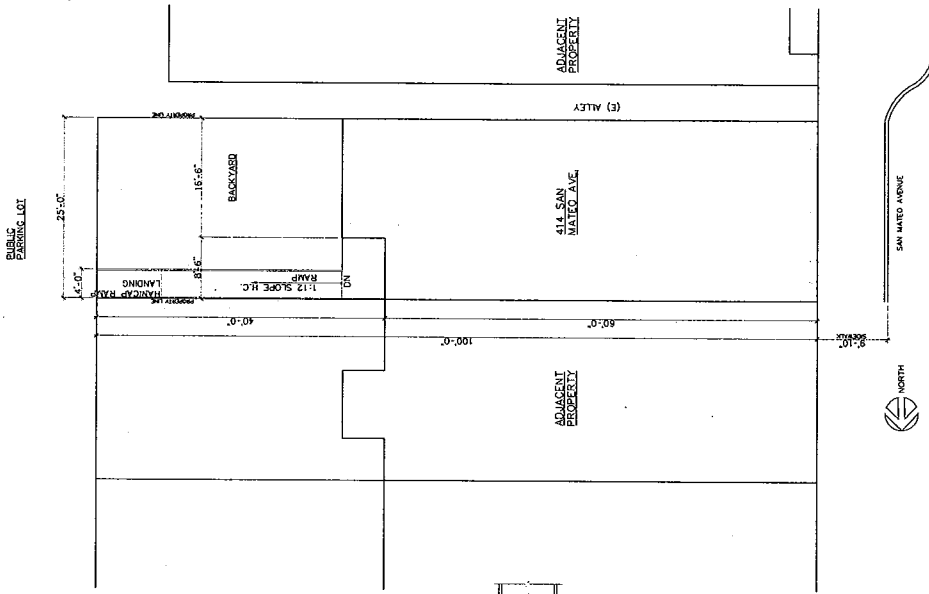


Exhibit B - Site, Floor & Elevation Plans



REVISIONS	BY

OWNER: ANNE CHEE  
TEL: (415) 671-8882

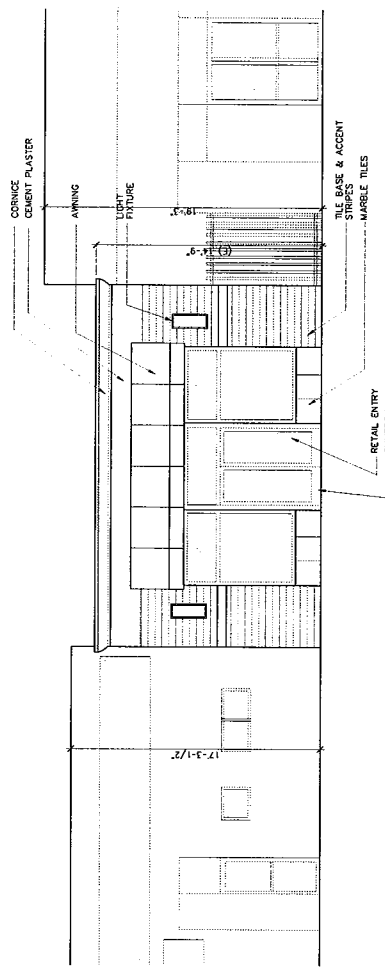
PREPARED BY:  
TONY FONG P.E.  
2815 28TH AVE. STE 54116  
TEL: (415) 665-0880

414 SAN MATEO AVENUE  
SAN BRUNO, CALIFORNIA  
LOT 19 BLOCOK 19

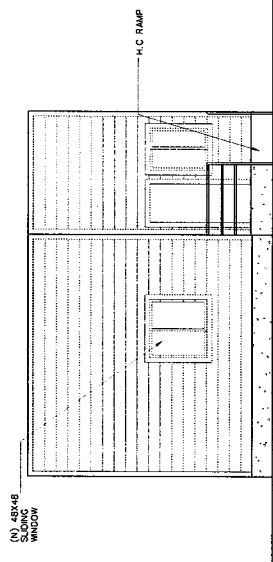
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ELEVATION, SECTION

JOB NUMBER:  
ISSUE DATE: 8/4/08  
DRAWN BY:  
SCALE: AS NOTED

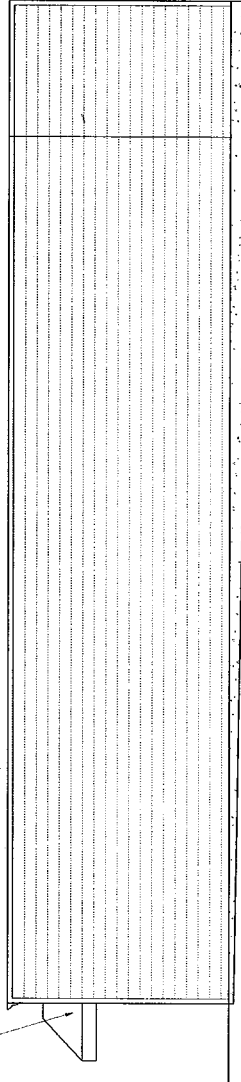
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A2  
OF 3 SHEETS



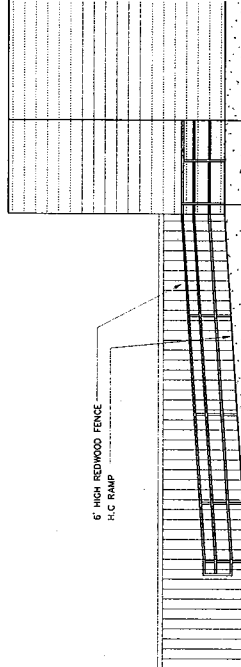
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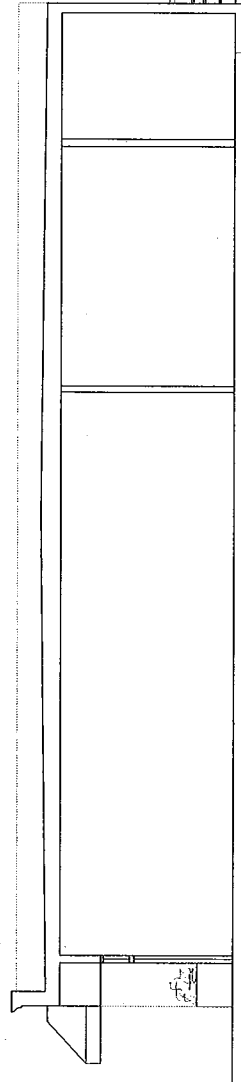
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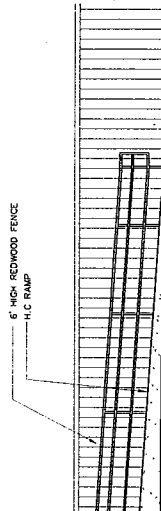
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3 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



1 SECTION  
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2 SECTION  
SCALE: 1/4"=1'-0"



REVISIONS	BY

OWNER:  
ADDRESS:

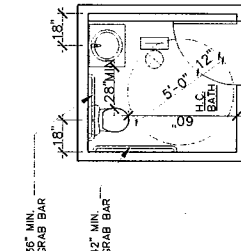
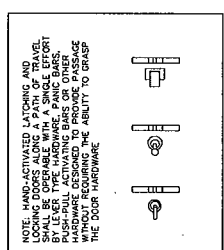
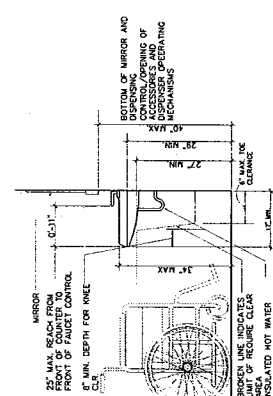
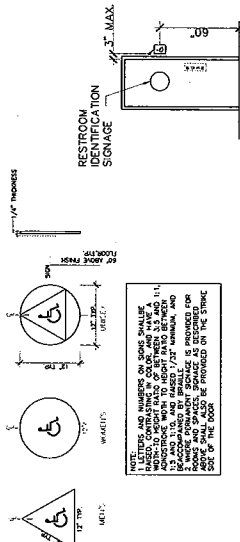
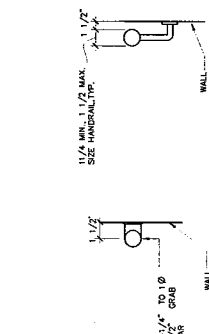
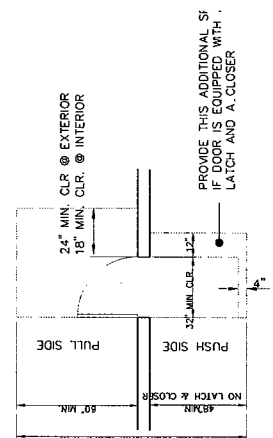
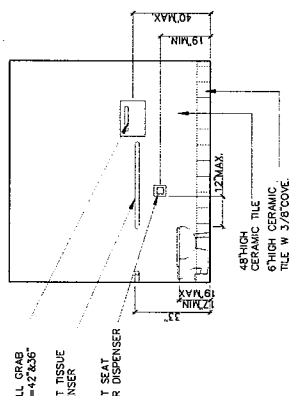
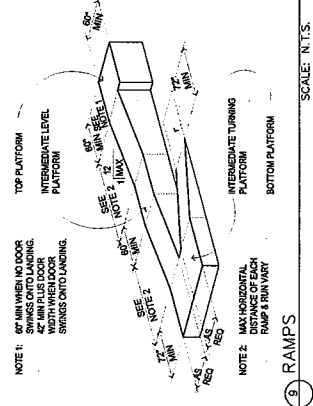
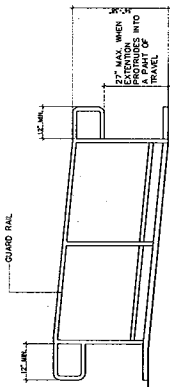
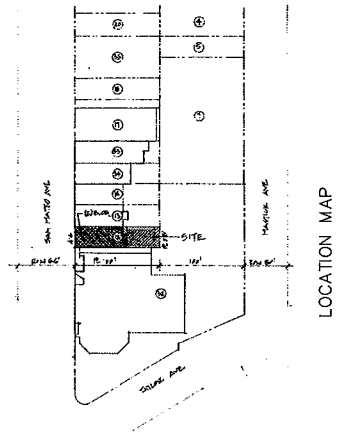
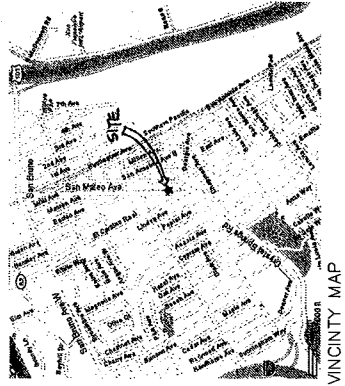
PREPARED BY:  
TONY FONG P.E.  
2618 20TH AVE. STE 9416  
TEL: (415) 662-0800

414 SAN MATEO AVENUE  
SAN BRUNO, CALIFORNIA  
LOT 19 BLOC 19

SHEET TITLE:  
H.C. DETAILS / LOCATION MAP

JOB NUMBER:  
ISSUE DATE: 8/05  
DRAWN BY:  
SCALE: AS NOTED

SHEET NO:  
A3  
OF 3 SHEETS



8 HANDRAILS AND STAIRS  
SCALE: N.T.S.

9 RAMPS  
SCALE: N.T.S.

6 FRONT APPROACH / DOOR APPROACHES  
SCALE: N.T.S.

7 RAMP /STAIR HANDRAIL  
SCALE: N.T.S.

5 INTERIOR ELEVATION-RESTROOM  
SCALE: N.T.S.

4 HANDICAPPED SIGNAGE  
SCALE: N.T.S.

1 DOOR CONSTRUCTION  
SCALE: N.T.S.

2 COUNTER LAVATORY  
SCALE: N.T.S.

3 SINGLE ACCOMMODATION RESTROOMS  
SCALE: N.T.S.









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**ARCHITECTURAL REVIEW COMMITTEE  
 STAFF REPORT  
 AGENDA ITEM NO. 2  
 September 14, 2006**

**PROJECT LOCATION**

1. Address: 741 San Mateo Avenue
2. Assessor's Parcel No: 020-121-340
3. Zoning District: C (Commercial District)
4. General Plan Classification: General Commercial District

**EXHIBITS**

- A:** Site Location  
**B:** Site Plan, Floor Plans, and Elevations  
**C:** Photos  
**D:** Previous Staff recommendations

**REQUEST**

Request for an Architectural Review Permit for a new façade and signage per Chapter 12.108.010 of the San Bruno Zoning Ordinance. Guo Yu Lei (Owner); AMAssociates (Applicant). **AR-06-001**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee **approve** Architectural Review Permit 06-001 based on Findings of Fact (1-9) and Conditions of Approval (1-21).

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located at the northern-most end of San Mateo Avenue in the Commercial District Zone, directly abutting the Central Business District zone, at the intersection of San Mateo Avenue and Huntington Avenue. The 4,820 s.f. property is currently developed with a 1,825 s.f. building, previously operating as a bar. The remainder of the site is dedicated to parking.

**SURROUNDING LAND USES**

North: San Bruno Avenue - C Zone, Commercial District  
 South: San Mateo Avenue - C-B-D Zone, Central Business District  
 East: First Avenue - R-1 Zone, Single-family Residential District



West: Mills Avenue - R-2 Zone, Low Density Residential District

### **PROJECT INFORMATION**

AMAssociates, the project designer, has proposed a front façade change in order to convert the building from its previous use as a bar into a restaurant. Four new front windows (to provide adequate light and air to the structure per Building Code requirements), new front siding and a new glass door are proposed. The project will also include new paint over the existing stucco and a sign panel replacement of the existing roof signage. Per the San Bruno Zoning Ordinance Chapter 12.108, an architectural review permit is required for the proposed changes to the building because of its location in a commercial district zone and visibility from the public right-of-way.

### **ANALYSIS**

The Planning Division provided guidance to the applicant on their initial submittal to redesign certain aspects of the project and also required additional information to deem the application complete. After subsequent submittals that did not meet staff's design guidelines or complete submittal requirements, the applicant hired a new designer. The current submittal, now deemed complete, has scaled back the original plans for a façade change significantly. It is limited to proposing new windows, a new single-entry glass door, replacement signage, a new roof of the same material and new paint over the existing stucco. No side elevation or roof changes are proposed. Specifically, the current submittal includes the following changes to the building façade:

1. New front windows to provide adequate light to the building.
2. A new single-entry glass door with small window above the door for address location.
3. New wood siding just below the proposed windows on the front façade.
4. A new roof, replaced with similar tar and gravel materials.
5. New paint on entire building, with "Head for the Beach" soft green paint by Kelly Moore.
6. New signage to replace the plexiglass sheet on the existing roof sign. It will be constructed of Cyro Acrylite in white with blue and red vinyl graphics to advertise the new business name, "Moon Bridge".

Given the amount of time that elapsed during the Planning Division review process, the property owner has submitted this current proposal as a way to make minimal changes to the exterior of the building and apply to the Building Division for a tenant improvement permit. While staff still feels that significant changes to the building could vastly improve the viability of the business and the prominent street location, they are not required and the application is technically complete.

Since the applicant would not agree to additional changes to the building and did not apply to the city's façade improvement program, staff forwarded the application to the City's design consultant Larry Cannon of Cannon Design Group to assist staff with architectural review suggestions. Unfortunately, it became difficult to convey to the applicant what could be done to improve the building so having an outside consultant review the application seemed appropriate.

With respect to the zoning requirements of this property, the change from bar to restaurant use does not intensify the parking requirement of the site, which is 1 space per 100 s.f. when the building is less than 4,000 s.f. The same parking ratio applies to both a bar and a restaurant per the San Bruno Zoning Ordinance. If the applicant wishes to sell alcohol in conjunction with the operation of the proposed restaurant, a Conditional Use Permit will be required. Though the previous use of the building did allow



alcohol sale and consumption on site, the alcohol and beverage license was revoked by the Department of Alcohol and Beverage Control in 2005. Any similar use at this site will thus require a new application to the Planning Commission for a Conditional Use Permit and a new application to the Department of Alcohol and Beverage Control.

## **FINDINGS OF FACT**

*Pursuant to the City's Zoning Code, the Commission shall grant the Architectural Review Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the required findings can be made):*

- 1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.**

There is no expansion to the building proposed and the proposed facility will keep the same existing footprint, height and dimensions. The parking lot will be re-paved and sealed and landscaping will be added.

- 2. That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.**

The intensity of use for the site should not increase significantly from the previous use, though the hours of operation for a restaurant as opposed to a bar will differ. Staff anticipates that there will be some increase in street parking demand but because of the dedicated lot on the site, the proposed restaurant will not intensify vehicular traffic in the local area.

- 3. That the accessibility of the off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.**

All off-street parking areas will essentially remain the same, with the same driveway access off of San Mateo Avenue. Staff does not forecast any significant increases in traffic from the overall use of the site that is not consistent with the normal activity associated with businesses in and around the downtown corridor area. Staff has requested as part of the Conditions of Approval, that the applicant submit a new parking plan to staff for review prior to any Building Division permit issuance. The existing lot has deteriorated dramatically in violation of the city's nuisance code and a re-slurry and seal of the lot will be necessary prior to a Building Division permit final inspection. Additionally, staff is recommending that a low wall be designed to divide the parking lot from the adjacent street right-of-way and to add landscaping articulation to the property as well. With the alterations, staff feels the application will not create a hazardous and inconvenient condition to the nearby area.

- 4. That sufficient landscape areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking areas from the street and adjoining building areas from paved areas to provide access from buildings to**



**open areas. In addition, that adequate guarantees are made, such as the filing of a performance bond, to insure maintenance of landscaped areas.**

Currently, no landscaping plan for the paved parking area has been proposed. Therefore, staff has added a Condition of Approval requesting that such a plan be submitted prior to any Building Division permit issuance. The landscaping plan will need to meet the minimum 7.5% landscaping requirement per San Bruno Zoning Ordinance and should include plant types to be used, any proposed screening material and materials for any fence repairs or additions. Staff has also recommended that a wall landscaping plan be devised to break up the mass of the windowless side walls.

- 5. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

Reviewing the zoning requirements of this property, the proposal does not intend to expand the building and the proposed use does not intensify the parking requirement of the site. Traffic related issues should be reasonably contained considering the normal use of downtown sites is for retail related activities and restaurants normally follow similar patterns of foot and vehicular traffic. While the project does not significantly alter the façade of the building, it has proposed to improve an otherwise underutilized site and will make minor alterations to allow the property to be used in a manner more consistent and appropriate to the General Plan and zoning designations. The Central Business District and nearby commercial areas along San Mateo Avenue have an eclectic mixture of historic and modern buildings. The stucco and tar and gravel roofed building is similar to many of the infill buildings found along San Mateo and San Bruno Avenue and with the minor suggested changes, the project should be an improvement to the property.

- 6. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district.**

The main concern with any commercial expansion when it is surrounded by residential areas is the effect on local area parking. The subject property is one of the few sites in the Downtown area that has some off-street parking and while it does not meet zoning ordinance requirements, it does provide a substantial lot for lunchtime traffic, when traffic volumes are at their greatest on San Mateo Avenue. Furthermore, the improvement to the façade, which is the main portion of this proposal, should have some beneficial impact on the area's land value as it will improve and at least utilize the northern entry point to the Downtown area.

- 7. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.**

The main portion of this project is a revised façade for the commercial retail business and this should have no significant impact on the natural topography or landscaping of the area.



- 8. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

This proposal involves only simple changes to the façade of the building. Architecturally, the proposal will add windows to the front, a new glass door and repaint the existing stucco and wood siding building. Consistent with these changes, staff has made several other suggestions to improve upon this project. They include a low dividing wall between the parking lot and street right-of-way, a re-striping and slurry plan for the parking lot, additional landscaping on the property and parking lot and revised signage.

The Central Business District and nearby commercial areas along San Mateo Avenue have an eclectic mixture of historic and modern buildings. The stucco and tar and gravel roofed building is similar to many of the infill buildings found along San Mateo and San Bruno Avenue and with the minor suggested changes from staff, the project should be an improvement to the property.

- 9. That the proposed development is consistent with the San Bruno General Plan and the San Bruno Redevelopment Plan.**

The property is designated Commercial and this use is consistent with the type of uses that are desirable this zoning district. The San Bruno Redevelopment Plan stipulates that the project should achieve important objectives, such as blight removal, economic revitalization, historic preservation and/or contribute to the distinctive character of San Bruno. In this particular case, the proposed use will utilize an otherwise empty building, will bring some pedestrian traffic to the 700 block of San Mateo Avenue (which currently has less than full occupancy in the existing buildings) and create some additional tax-base for the City of San Bruno. The recommended conditions of approval will also improve the blighted appearance of the site.

## **RECOMMENDATION**

Based on the above analysis and discussion of the required findings of fact, staff recommends approval of this architectural review permit for 741 San Mateo Avenue subject to Conditions of Approval 1-21 below:

## **CONDITIONS OF APPROVAL**

### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Architectural Review Meeting Minutes" to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Architectural Review Permit AR-06-001 shall not be valid for any purpose. Architectural Review permit AR-06-001 shall expire one (1) year from the date of approval unless the plan is executed.
2. The proposal for construction at 741 San Mateo Avenue shall be built according to the plans accompanying this report and approved by the Architectural Review Committee on September



14, 2006, except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.

3. The applicant shall obtain a City building permit before construction can proceed.
4. All signs shall be reviewed by the Planning Department.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
6. Materials and debris shall not be stockpiled within the City right-of-way.
7. The property owner shall conduct regular maintenance of the site to maintain the premises and remove accumulation of litter and debris.
8. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids. Applicant shall submit a trash enclosure/ storage plan prior to any Building Division permit issuance.
9. The property owner shall comply with the requirements of the San Bruno Recycling Ordinance.
10. Applicant shall submit a landscape plan to the Planning Division for the site prior to any Building Division permit issuance. Landscaping should be at the front of the building, the parking lot and along the side walls.
11. Applicant shall submit a parking plan (to include re-striping and re-slurry ) for the parking lot area to staff prior to any Building Division permit issuance. Applicant shall work with staff to prepare an adequate parking plan for the existing lot dimensions. Additionally, staff is recommending that the applicant create a low wall with landscaping to divide the parking lot from the adjacent street right-of-way.
12. Applicant shall submit new signage plan for review. Roof sign is a legal non-conforming sign and any changes to the sign will require that it meets all San Bruno Zoning Ordinance requirements. Roof sign must be at least 8'-0" from front of building and 4'-0" from any side wall. The sign colors should be revised to have a dark background with a light colored lettering.
13. Applicant shall revise the front elevation to relocate or screen the existing utility boxes that are currently exposed on the front of the building.
14. Applicant shall submit a sensitive screening plan for proposed rooftop mechanical equipment.
15. Any sale or consumption of alcohol on site will require a new application to the Planning Commission for a Conditional Use Permit and a new application to the Department of Alcohol and Beverage Control.



**Public Works Department – (650) 616-7065**

16. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
17. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
18. Replace all broken or raised concrete in sidewalk or driveway approach as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review.
19. Storm water from new and existing roof down-spouts shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
20. City approved backflow required for domestic and irrigation line. Include calculations showing existing or new meter size will be sufficient for required flow. Show location of backflow unit(s) on plans. California Code of Regulations Title 17, U.P.C. 603, S.B.M.C. 10.14.110

**Fire Department – (650) 616-7096**

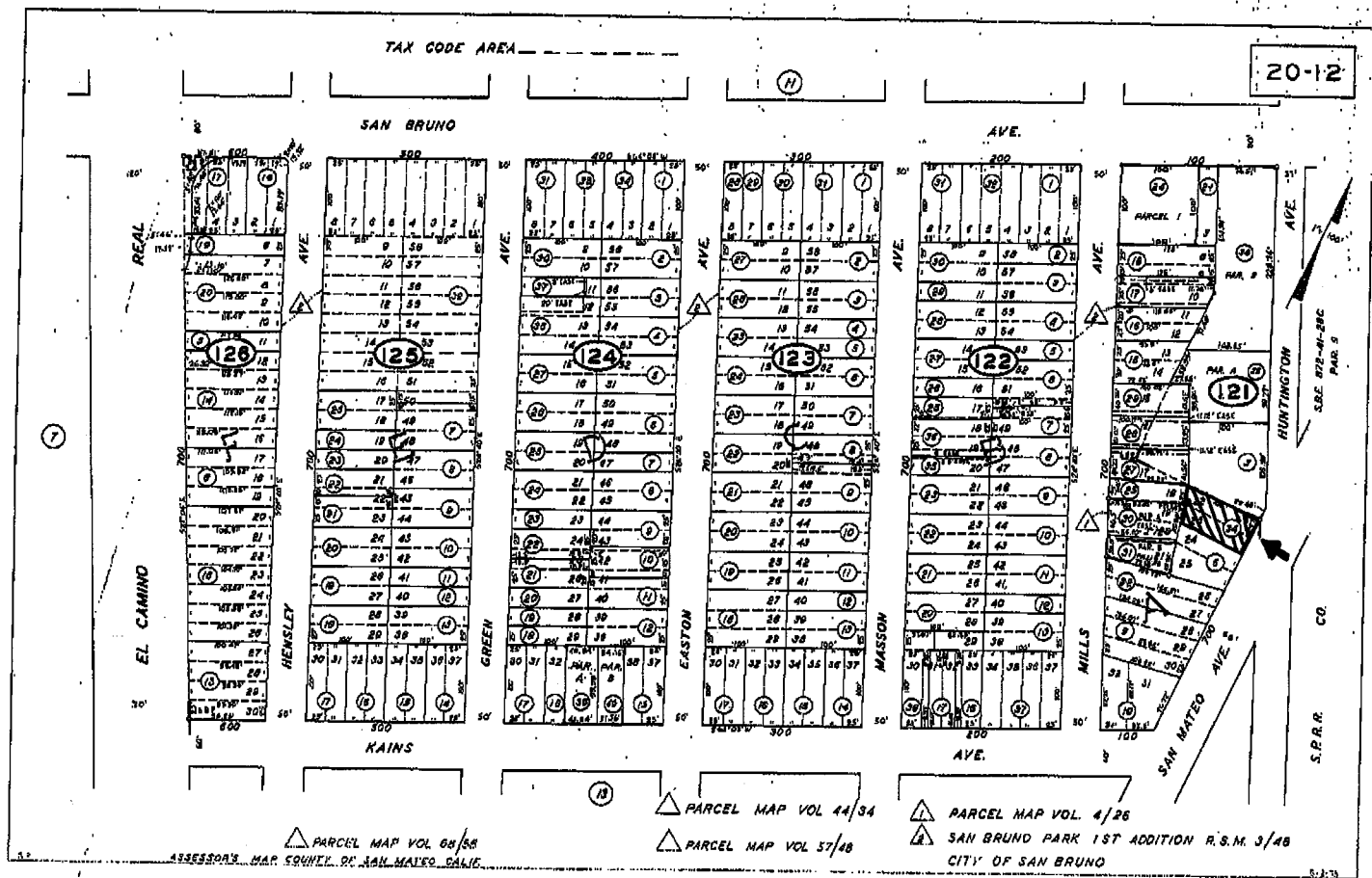
21. Provide minimum 8" address numbers in a contrasting color on San Mateo Avenue (above door and glass) and minimum 4" address numbers in a contrasting color on the rear door.

Prepared by:

Tony Rozzi  
Assistant Planner

9.05.06





741 San Mateo Avenue  
 020-121-340  
 AR 06-001

Exhibit A – Site Location

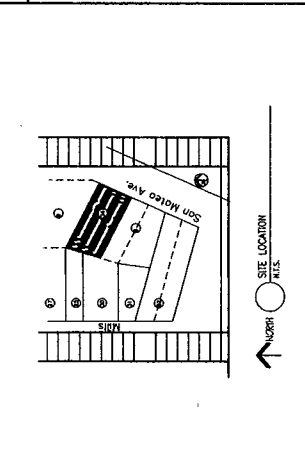
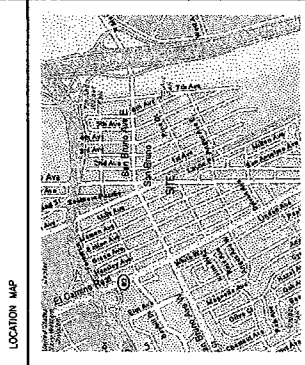
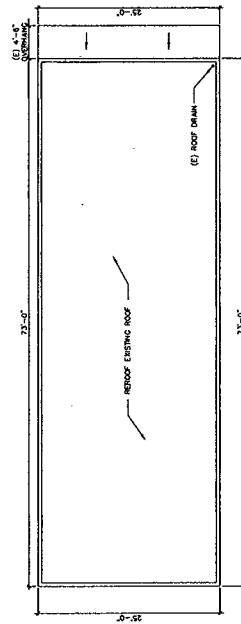


OWNER:  
GUO YU LEI  
741 SAN MATEO  
AVE. SAN BRUNO,  
CALIFORNIA 94066  
PARCEL # MAP  
VOL 4/26 #34  
AMAssociates  
Angelina Chuong  
210 Girard Street,  
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741 SAN MATEO AVE  
SAN BRUNO, CA  
VERTICAL ADDITION  
ISSUED FOR  
SUBMIT 7/24/07

SHEET TITLE  
COVER SHEET &  
SITE LOCATION  
PROJECT  
DATE MARCH, 2006  
SCALE AS NOTED  
SHEET  
A-1

CODE DATA	APPLICABLE CODES & REGULATIONS	CONSTRUCTION TYPE	OCCUPANCY CLASSIFICATION	NUMBER OF STORES	SCOPE OF WORK
	2001 CBC 2001 CPC 2001 DEC	TYPE V-H & TYPE III	B	1 STORY	INTERIOR REMODEL AND PROVIDE NEW KITCHEN. NO CHANGE OF EXISTING BUILDING ENVELOP. ADD NEW WINDOWS TO PROVIDE LIGHT TO INSIDE.



SHEET INDEX  
A1 SITE PLAN, ROOF PLAN, PROJECT DATA & GENERAL NOTES  
A2 EXISTING FLOOR PLAN  
A3 TILE PLAN, PROPOSED FLOOR PLAN & DETAILS  
A4 MECHANICAL DRAWING  
A5 MECHANICAL CALC.  
A6 MECHANICAL CALC.  
A7 EXISTING ELEVATIONS & PICTURES  
A8 PROPOSED ELEVATIONS

SYMBOLS	DETAIL NO.	DETAIL NO.	DETAIL NO.	STRUCTURAL DETAIL NO.	SECTION LETTER	SECTION LETTER	COLUMN LINE	DOOR NUMBER	HARDWARE GROUP NO.	WINDOW TYPE	EXISTING WALL TO REMAIN	NEW STUD WALL (2x6 @ 2x4)	EXISTING WALL TO BE REMOVED
REVISION DESIGNATION	DETAIL NO.	DETAIL NO.	DETAIL NO.	STRUCTURAL DETAIL NO.	SECTION LETTER	SECTION LETTER	COLUMN LINE	DOOR NUMBER	HARDWARE GROUP NO.	WINDOW TYPE	EXISTING WALL TO REMAIN	NEW STUD WALL (2x6 @ 2x4)	EXISTING WALL TO BE REMOVED

GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF STATE AND/OR LOCAL CODES, LAWS, ORDINANCES, STATUTES AND PREEMPTING WORK CONTRACTS TO THESE APPLICABLE RULES, REGULATIONS AND CODES.
- THESE NOTES ARE INTENDED AS A GUIDE TO THE CONSTRUCTION REQUIREMENTS ESTABLISHED FOR THIS PROJECT. NO CONTRACTOR SHOULD ATTEMPT TO DESIGN, BID OR CONSTRUCT WITHOUT THE SPECIFIC DESIGN INTENT AND CONSTRUCTION REQUIREMENTS CLARIFICATION FROM THE ARCHITECT IF HE IS UNCERTAIN OF DESIGN INTENT.
- THE DESIGN PRESENTED ON THESE DRAWINGS ESTABLISHES THE GENERAL ARCHITECTURAL REQUIREMENTS FOR THE PROJECT. IT DOES NOT PRESENT ALL DETAILS REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXPLORE SOUND JUDGMENT IN ACCORDANCE WITH CODE REQUIREMENTS.
- THE DRAWINGS INDICATE LOCATION, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND APPLY GENERALLY FOR SIMILAR FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXPLORE SOUND JUDGMENT IN ACCORDANCE WITH CODE REQUIREMENTS. CERTAIN FEATURES ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS. THEIR CONSTRUCTION SHALL BE (A) OF THE SAME CHARACTER AS SHOWN OR (B) AS CLARIFIED BY THE ARCHITECT. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
- NO ONE DRAWING OR SPECIFICATION SECTION SHALL "GOVERN". CONTRACTOR SHALL CORRELATE WORK BETWEEN ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND MAKE SURE THEY ARE CONSISTENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXPLORE SOUND JUDGMENT IN ACCORDANCE WITH CODE REQUIREMENTS. CERTAIN FEATURES ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS. THEIR CONSTRUCTION SHALL BE (A) OF THE SAME CHARACTER AS SHOWN OR (B) AS CLARIFIED BY THE ARCHITECT. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
- UNLESS SHOWN OTHERWISE, DETAILS SHOWN AS "TYPICAL" APPLY WHEREVER THE CONTRACTOR DEEMED APPROPRIATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXPLORE SOUND JUDGMENT IN ACCORDANCE WITH CODE REQUIREMENTS. CERTAIN FEATURES ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS. THEIR CONSTRUCTION SHALL BE (A) OF THE SAME CHARACTER AS SHOWN OR (B) AS CLARIFIED BY THE ARCHITECT. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
- DIMENSIONS MARKED "VERIFY" ARE TO BE CHECKED FOR ACCURACY BY THE CONTRACTOR BEFORE PROCEEDING.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECTURAL CONTRACT DOCUMENTS TO THE ARCHITECT'S DESIGN INTENT AND CONSTRUCTION REQUIREMENTS. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECTURAL CONTRACT DOCUMENTS TO THE ARCHITECT'S DESIGN INTENT AND CONSTRUCTION REQUIREMENTS. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- DO NOT SCALE THE DRAWINGS. LAY OUT WORK FOLLOWING WRITTEN DIMENSIONS. IF WRITTEN DIMENSIONS ARE LACKING, NOTIFY THE ARCHITECT AT ONCE. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
- DIMENSIONS ARE GIVEN TO FACE OF FINISH UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE DENIED TO HAVE INSPECTED THE SITE AND VERIFIED ACTUAL GRADES, ELEVATIONS, DIMENSIONS, AND OCCUPATIONS AND THE TRUE CONDITIONS UNDER THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXPLORE SOUND JUDGMENT IN ACCORDANCE WITH CODE REQUIREMENTS. CERTAIN FEATURES ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS. THEIR CONSTRUCTION SHALL BE (A) OF THE SAME CHARACTER AS SHOWN OR (B) AS CLARIFIED BY THE ARCHITECT. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
- ALL CONDITIONS AFFECTING WORK PROGRESS AND CONFORMANCE TO PLANS AND SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF WORK.
- ANY SITE AND BUILDING AREAS UNAFFECTED BY THIS WORK SHALL BE PROTECTED FROM ANY DAMAGE CAUSED BY THIS WORK. ANY DAMAGE TO EXISTING STRUCTURES AND MATERIALS SHALL BE REPAIRED AT THE CONTRACTOR'S SO CALLED SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PATCH ALL AREAS OF EXISTING BUILDING WHICH ARE IN NEED OF SUCH WORK AS A RESULT OF DEMOLITION, INSTALLATION OF NEW ITEMS, OR NEW CONSTRUCTION.
- ANY WASTE AND REFUSE CAUSED BY THIS WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- INFORMATION SHOWN IN DRAWINGS REGARDING EXISTING CONSTRUCTION IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXPLORE SOUND JUDGMENT IN ACCORDANCE WITH CODE REQUIREMENTS. CERTAIN FEATURES ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS. THEIR CONSTRUCTION SHALL BE (A) OF THE SAME CHARACTER AS SHOWN OR (B) AS CLARIFIED BY THE ARCHITECT. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
- EXT DOOR HARDWARE SHALL BE OBTAINABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- BROOM CLEAN CONSTRUCTION PREMISES AT THE END OF EACH DAY AND FINAL CLEANING TO REMOVE EXISTING DEBRIS AT THE END OF THE PROJECT.
- ALL MATERIALS, ASSEMBLIES AND SYSTEMS SHOWN ARE NEW UNLESS NOTED AS EXISTING OR (E).



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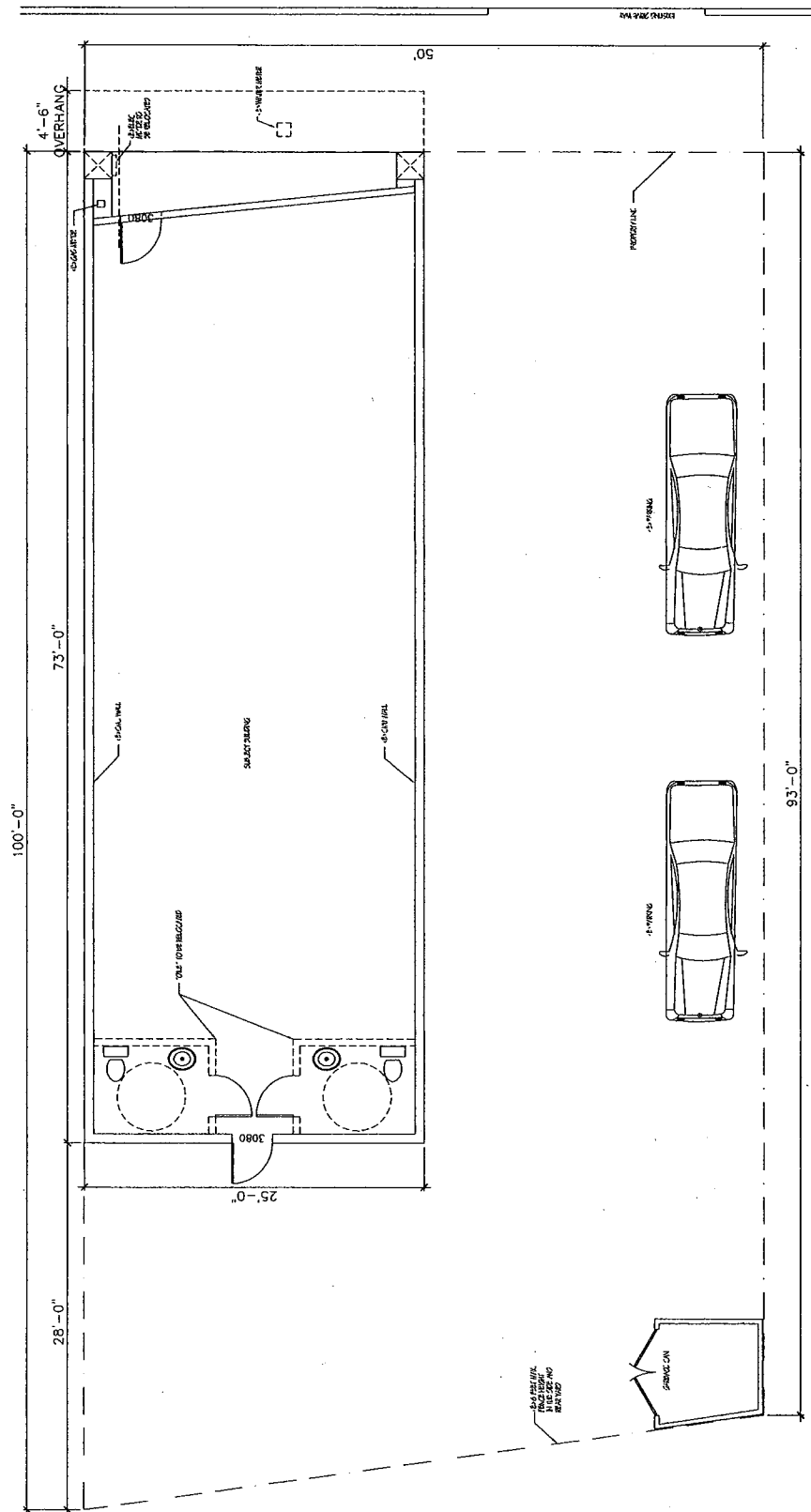
741 SAN MATEO AVE  
SAN BRUNO, CA

ISSUED FOR  
SUBMIT 7/24/07

SHEET TITLE  
EXISTING FLOOR  
PLAN

PROJECT	
DATE	MARCH, 2006
SCALE	AS NOTED

138  
A-2



1 - EXISTING FLOOR PLAN/SITE PLAN  
SCALE: 1/4" = 1'-0"



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San Francisco,  
CA. 94134  
Tel: 415.722.9611

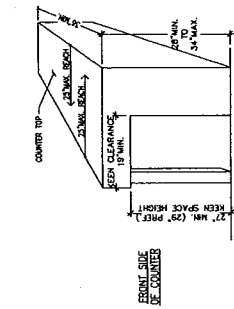
ISSUED FOR  
SUBMIT 7/24/07

SHEET TITLE

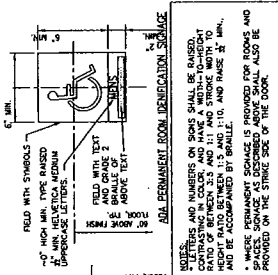
PROPOSED  
FLOOR PLAN

PROJECT	
DATE	MARCH, 2006
SCALE	AS NOTED

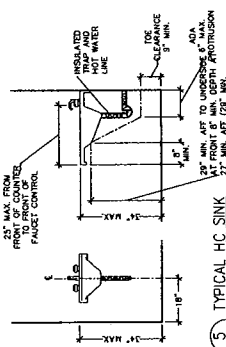
SHEET A-3



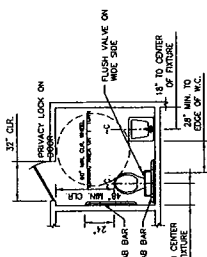
3 ACCESSIBLE COUNTER



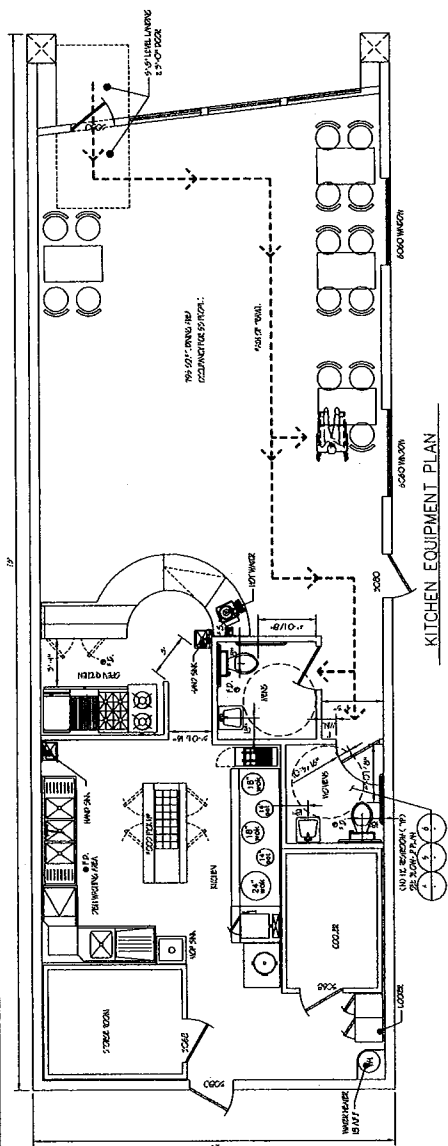
#### 4 TYPICAL HANDICAPPED ACCESSORIES



5) TYPICAL HC SINK



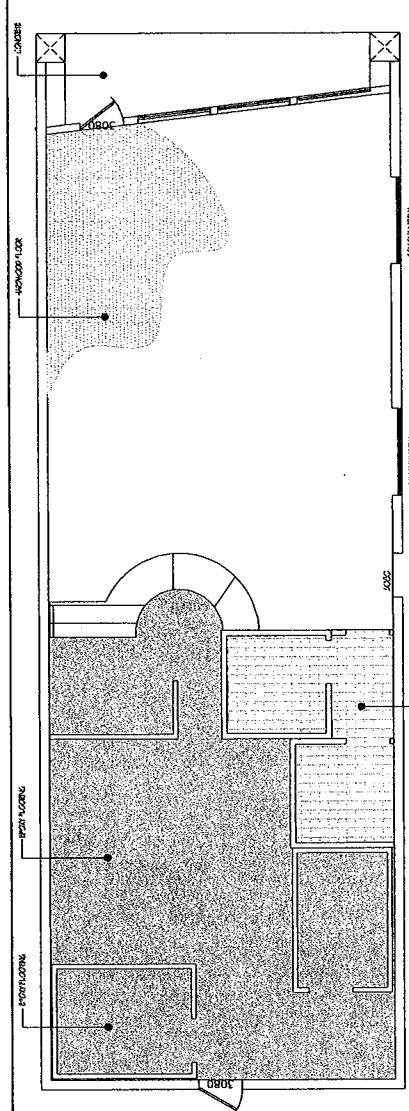
## 6 TYPICAL SINGLE ACCOMMODATION



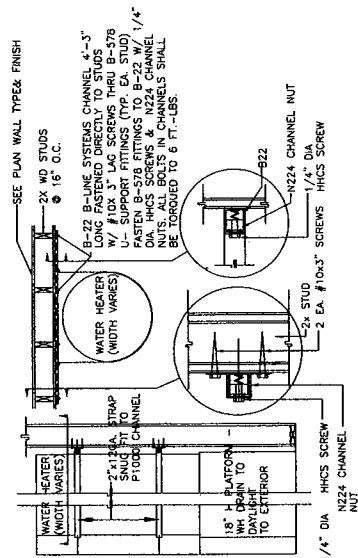
### KITCHEN EQUIPMENT PLAN

- NOTES:**
1. ALL EQUIPMENT APPROVED BY CSA, NSF AND /OR UL
  2. ALL CUSTOM EQUIPMENT MANUFACTURED TO COMPLY WITH THE REQUIREMENTS OF NSF STANDARD #1.
  3. NEW REFRIGERATOR, HOT WATER HEATER, SINKS, FAUCETS SHALL BE CEC CERTIFIED.
  4. PROVIDE PIPING INSULATION PER CEC 123 TABLE 1-9.

2 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 TILE FLOOR PLAN



## 01 WATER HEATER STRAPPING



OWNER:  
GUO YU LEI  
741 SAN MATEO  
AVE. SAN BRUNO,  
CALIFORNIA 94066

PARCEL # MAP  
VOL. 4/26 #34

**AMAssociates**  
Angelina Chuong  
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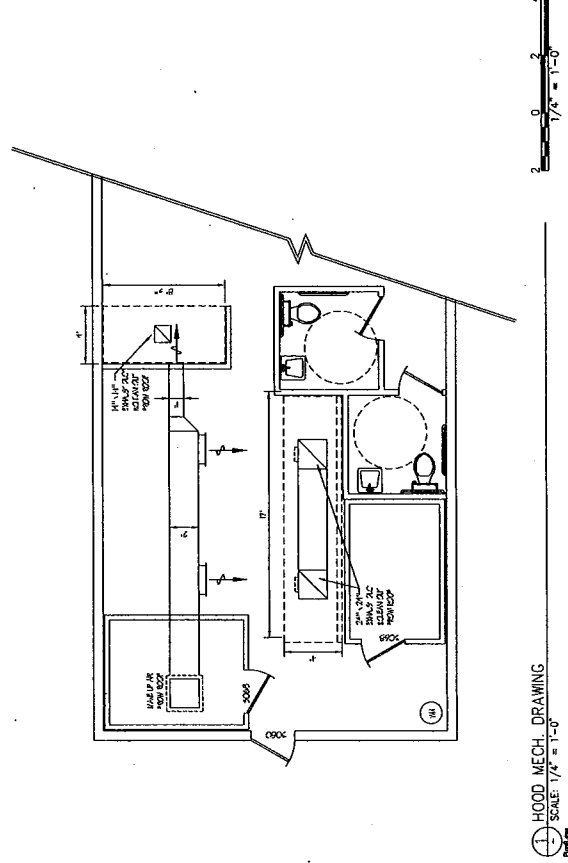
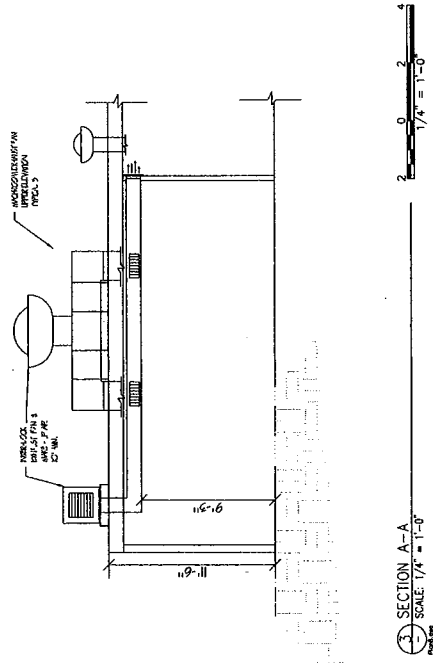
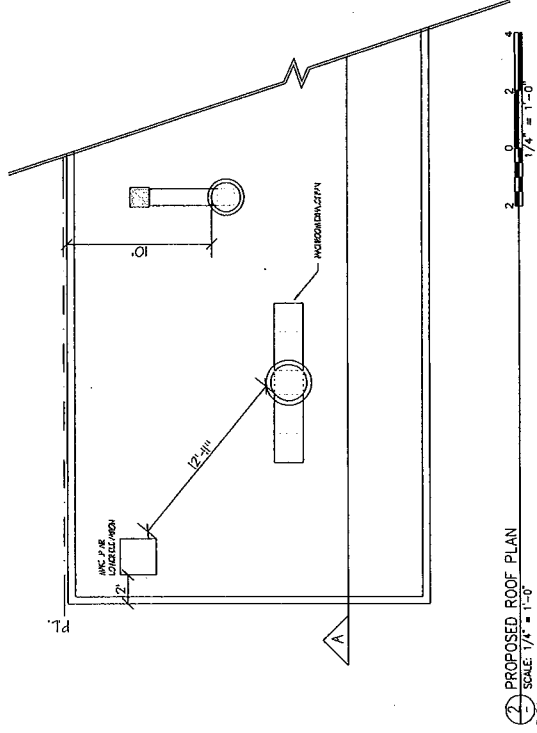
741 SAN MATEO AVE  
SAN BRUNO, CA  
VERTICAL ADDITION

ISSUED FOR  
SUBMIT 7/24/07

SHEET TITLE  
MECHANICAL  
DRAWING

PROJECT  
DATE MARCH, 2006  
SCALE AS NOTED

SHEET  
A-4













OWNER:  
 GUO YU LEI  
 741 SAN MATEO  
 AVE. SAN BRUNO,  
 CALIFORNIA 94066

PARCEL # MAP  
 VOL 47/26 #34

**AMAssociates**  
 Angelina Chuong  
 210 Grand Street,  
 San Francisco,  
 CA. 94134  
 Tel: 415.722.9611

741 SAN MATEO AVE  
 SAN BRUNO, CA

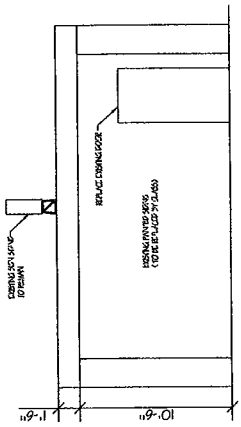
VERTICAL ADDITION

ISSUED FOR  
 SUBMIT 7/24/06

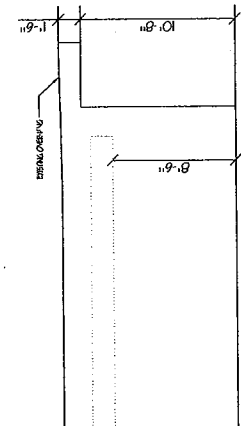
SHEET TITLE  
 EXISTING -  
 ELEVATIONS

PROJECT  
 DATE MARCH, 2006  
 SCALE AS NOTED

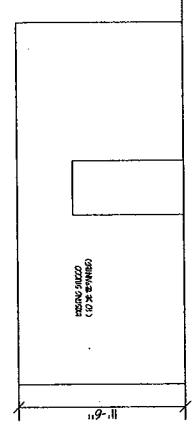
SHEET  
 A-7



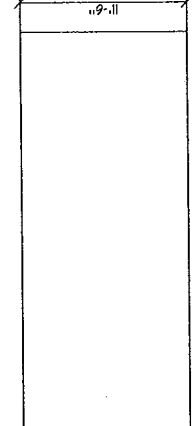
2 EAST ELEVATION (FRONT)  
 SCALE: N.T.S.



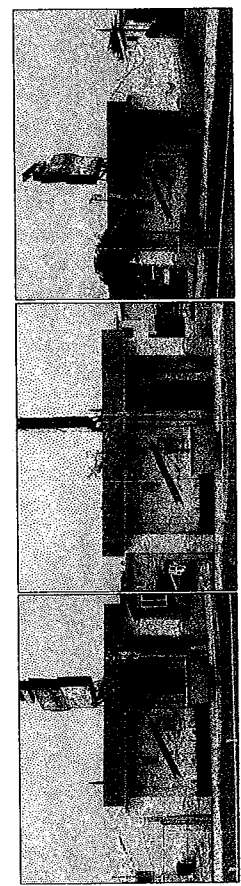
4 SOUTH ELEVATION (LEFT)  
 SCALE: N.T.S.



1 WEST ELEVATION (REAR)  
 SCALE: N.T.S.



3 NORTH ELEVATION (RIGHT)  
 SCALE: N.T.S.



PHOTOS OF EXISTING BUILDING  
 SCALE: N.T.S.



**AMAssociates**  
Angelina Chuong  
210 Girard Street.  
San Francisco,  
CA. 94134  
Tel: 415.722.9611

741 SAN MATEO AVE  
SAN BRUNO, CA

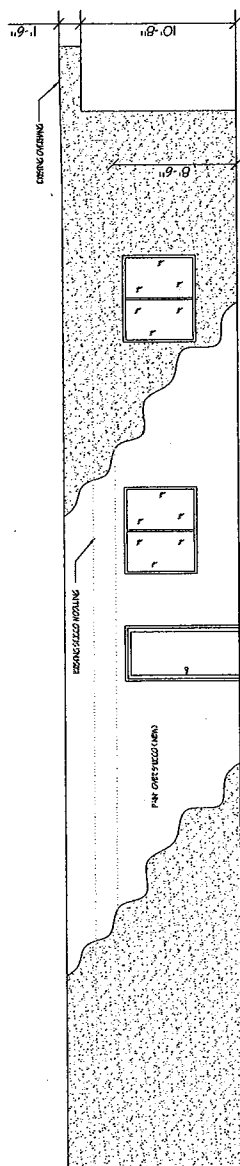
ISSUED FOR  
SUBMIT 7/24/06

SHEET TITLE

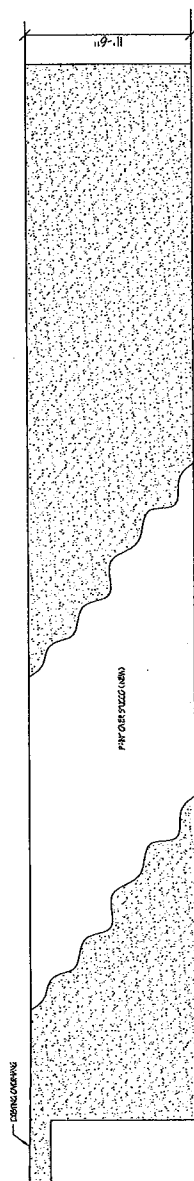
PROPOSED --  
ELEVATIONS

PROJECT	
DATE	MARCH, 2006
SCALE	AS NOTED

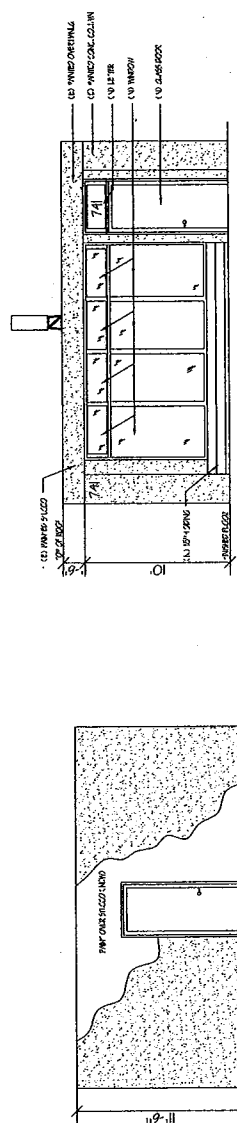
SHEET  
A-8



4 SOUTH ELEVATION (LEFT)  
- SCALE: N.T.S.



3 NORTH ELEVATION (RIGHT)  
- SCALE: N.T.S.



① WEST ELEVATION (REAR)  
SCALE: N.T.S.

2 EAST ELEVATION (FRONT)  
SCALE: N.T.S.



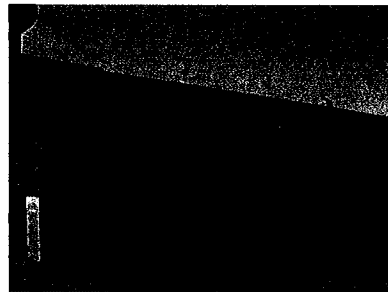
## EXHIBIT C: Photos



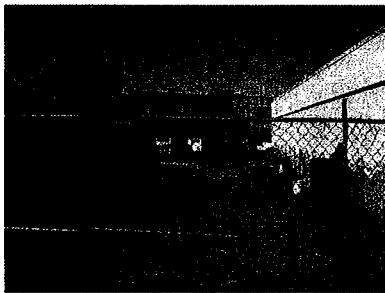
Subject Property – 741 San Mateo Avenue (020-121-340)



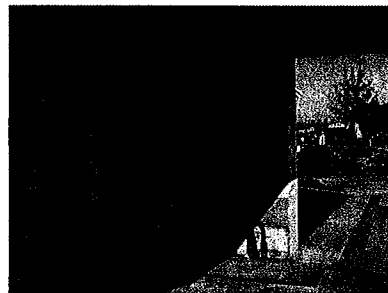
Left Elevation (South)



Right Elevation (North)



Parking Lot area



Existing Entryway





April 27, 2006

Mr. Guo Yu Lei  
876 Girard Street  
San Francisco, CA 94134

RE: 741 San Mateo Ave, San Bruno, Application # AR 06-01  
Incompleteness letter

Dear Mr. Lei:

Thank you for submitting an Architectural Review Permit application for a façade alteration to a restaurant structure located at the above mentioned address. The application that was resubmitted on March 28, 2006, cannot be deemed complete at this time. In order for the application to be deemed complete, a revised plan package must be submitted for review that incorporates the following information:

1. Please submit revised elevations plans that incorporate specific architectural features, finished materials and colors proposed on the façade.
2. Please submit a colored front elevation.
3. Please submit a sample color and material board.
4. Please indicate landscaping on the site plan. The City's zoning code requires that 7.5% of the property be landscaped.
5. Please specify the type of fencing proposed on the perimeters of the property.

In addition to the additional information that needs to be included in the new set of plans, as staff explained to you and your designer at the public counter on a number of occasions, due to lack of architectural details on the plans, staff is not able to fully understand and therefore analyze the proposed architectural style. Therefore staff will not be able to recommend approval of your project to the Architectural Review Committee.

As stated in the February 1, 2006 letter, the purpose of an Architectural Review Permit is to ensure that the architecture of the proposed structure is compatible with the surrounding properties; as such detailed architectural drawings are necessary to process your application.

Additionally, staff has preliminary concerns in regards to the proposed front elevation and architectural style. The subject site is a prominent intersection within the City, visible from many angles and directions. In the near future a new Caltrain station will be located in the general vicinity of the subject property. As such, staff recommends that a more inviting frontage facing San Mateo Avenue is important for this structure since the City is encouraging pedestrian activity from the new station to the City's Downtown area.

Please provide one copy of full-size plans with revisions as noted above. I will provide you with guidance as to the timing of this resubmittal. Please note that this letter does not constitute a final



staff review of your application submittal. Additional comments may be arise following the receipt of plans and materials requested in this letter.

If you have any questions, please contact me at (650) 616-7074.

Sincerely,

A handwritten signature in black ink, appearing to read 'Beilin Yu', written in a cursive style.

Beilin Yu  
Associate Planner

Cc: AMAssociates, 321 Teddy Ave, San Francisco, CA 94134

P:\Planning\Beilin Yu\San Mateo\_741 (AR 06-01) inc letter.doc





CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT

February 1, 2006

Mr. Guo Yu Lei  
876 Girard Street  
San Francisco, CA 94134

RE: 741 San Mateo Ave, San Bruno, Application # AR 06-01  
Incompleteness letter

Dear Mr. Lei:

Thank you for submitting an Architectural Review Permit application for a façade alteration to a restaurant structure located at the above mentioned address. The application that was originally submitted on January 5, 2006, cannot be deemed complete at this time. In order for the application to be deemed complete, a revised plan package must be submitted for review that incorporates the following information:

1. Revised elevations plans that incorporate specific architectural features, finished materials and colors proposed on the façade.
2. On the elevation plans, please specify the type of skylights (flat or convex, tinted or clear).
3. Proposed floor plan for the proposed mezzanine.
4. On the section plans, please indicate the ceiling height for the mezzanine and kitchen area.
5. On the floor plan, please indicate all existing (to remain and to be removed) and proposed walls.
6. On the site plan, please indicate existing and proposed landscaping and any planter walls.

The purpose of an Architectural Review Permit is to ensure that the architecture of the proposed structure is compatible with the surrounding properties as such detailed architectural drawings are necessary to process your application.

Please provide six (6) copies of full-size plans with revisions as noted above. I will provide you with guidance as to the timing of this resubmittal. Please note that this letter does not constitute a final staff review of your application submittal. Additional comments may be arise following the receipt of plans and materials requested in this letter.

If you have any questions, please contact me at (650) 616-7074.

Sincerely,

Beilin Yu  
Associate Planner

P:\Planning\Beilin Yu\San Mateo\_741 (AR 06-01) inc letter.doc





567 El Camino Real  
 San Bruno, CA 94066  
 Voice: (650) 616-7074  
 Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

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 Mark Sullivan, AICP *Housing and Redevelopment Manager*  
 Aaron Akin, AICP, *Planning Manager*  
 Tony Rozzi, *Assistant Planner*  
 Lisa Costa Sanders, *Contract Planner*  
 Margaret Netto, *Contract Planner*  
 Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
 Rick Biasotti, *Vice-Chair*  
 Kevin Chase  
 Mary Lou Johnson  
 Bob Marshall, Jr.  
 Perry Petersen  
 Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
 STAFF REPORT  
 AGENDA ITEM NO. 3  
 September 14, 2006**

**PROJECT LOCATION**

1. Address: 495 San Mateo Avenue
2. Assessor's Parcel No: 020-361-080
3. Zoning District: C-B-D (Central Business District)
4. General Plan Classification: General Commercial District

**EXHIBITS**

- A:** Site Location  
**B:** Site Plan, Floor Plans, and Elevations  
**C:** Photos

**REQUEST**

Request for an Architectural Review Permit for a new façade and signage per Chapter 12.108.010 of the San Bruno Zoning Ordinance. A&M Pizza Mill LLC DBA Straw Hat (Owner); Baukunst Architecture (Applicant). **AR-06-005**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee **approve** Architectural Review Permit 06-005 based on Findings of Fact (1-9) and Conditions of Approval (1-18).

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the northern end of the 400 Block of San Mateo Avenue, adjacent to at the northern-most end of San Mateo Avenue and abutting a public parking lot dedicated to the downtown commercial area. The 2,701 s.f. property is currently developed with a 2,486 s.f. building previously operated as a printing shop.

**SURROUNDING LAND USES**

North: Sylvan Avenue – R-2 Zone, Low Density Residential District  
 South: Jenevein Avenue - C-B-D/ C-N Zone, Central Business/ Neighborhood Commercial District  
 East: Mastick Avenue - R-2 Zone, Low Density Residential District



West: El Camino Avenue - C Zone, General Commercial District

### **PROJECT INFORMATION**

Baukunst Architecture, the project architect, has proposed a new store front window system, stone facing to match the existing front elevation façade and new signage for the proposed pizzeria at 495 San Mateo Avenue, a use that was previously approved by the Planning Commission on May 2, 2006. A revised rear elevation has also been proposed, which would add a rear exit, a pickup/ delivery window and a new interior garbage enclosure with access from the rear of the building. Per the San Bruno Zoning Ordinance Chapter 12.108, an architectural review permit is required for the proposed changes to the building because of its location in a commercial district zone and visibility from the public right-of-way.

### **ANALYSIS**

This proposal comes as a follow-up to the previously approved Conditional Use Permit application (UP-06-10) in May of 2006. In order to secure the Pizza Hut franchise rights, the property owners needed to first show that the City of San Bruno approved the use. This project represents the proposed changes to the existing building in order to meet the needs of the pizzeria use.

The proposed submittal includes the following changes to the building façade:

1. A new storefront window system with anodized aluminum framing of a "Champagne" color or equal by Arcadia and sliding windows with screens
2. A new single-entry glass door with textured or frosted glass above
3. New stone facing to match the existing siding on the front façade
4. A new rear door to match the proposed front door
5. New pickup/ delivery window at rear of building, adjacent to public parking lot
6. New interior garbage enclosure with service doors flush to the existing building
7. New paint on entire building, with Sherwin Williams "Estate Tan" or similar color
8. New signage with franchise logo on front and rear of property. Yellow channel lettering with red sides, and a delivery logo in deep blue neon
9. Proposed seating tables at the front of the building

This application was forwarded to the City's design consultant Larry Cannon of Cannon Design Group for architectural review comments. Those suggested that staff felt were appropriate are discussed below and incorporated as recommended conditions of approval.

Considering the size of the façade improvement project, staff has recommended that the applicant and owner apply for the Façade Improvement Program, which would supply a matching grant of up to \$20,000 for the various architectural upgrades. Staff and the applicant are currently in negotiation over the specifics of the project expenses but staff is requesting that the Architectural Review Committee approve this project for the program's funding.

### **FINDINGS OF FACT**

*Pursuant to the City's Zoning Code, the Commission shall grant the Architectural Review Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the required findings can be made):*



**1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.**

There is no expansion to the building proposed and the proposed facility will keep the same existing footprint, height and dimensions.

**2. That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.**

The intensity of use for the site should not increase significantly from the previous use, though the hours of operation for a restaurant as opposed to a retail shop will differ. Staff anticipates that there will be some increase in street parking demand but because of the public parking lot to the rear of the site, the proposed restaurant will not grossly intensify vehicular traffic in the local area.

**3. That the accessibility of the off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.**

There are no dedicated off-street parking areas for the property, which is part of the downtown corridor and shares the parking of several public parking lots with the rest of the downtown businesses. Those lots are safely accessible from city streets and with the changes to this building, no significant hazards or inconvenient conditions should occur to the local area. Because the restaurant will have a rear exit directly to one of the public parking lots, staff has added Conditions of Approval to ensure that normal pedestrian traffic is not impacted by the day to day activities of the subject property.

**4. That sufficient landscape areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking areas from the street and adjoining building areas from paved areas to provide access from buildings to open areas. In addition, that adequate guarantees are made, such as the filing of a performance bond, to insure maintenance of landscaped areas.**

Currently, no landscaping plan for the site has been proposed, and staff has added a Condition of Approval requesting that such a plan be submitted prior to any Building Division permit issuance. The landscaping plan will need to meet the minimum 5% landscaping requirement per San Bruno Zoning Ordinance and should include plant types to be used and any proposed screening materials.

**5. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The applicant should revise the front elevation to provide a more inviting entrance to what should be a popular destination for the local and regional area. With the proposal for street tables, which normally is



a successful accent to a shopping corridor, staff anticipates that the approved restaurant use will be an attractive addition to the 400 block of San Mateo Avenue. Therefore, staff does recommend that the applicant install some type of awning or consider modifying the parapet roof to improve upon the existing building in a more significant manner.

Regarding the rear improvements, staff supports the proposed changes to the building's rear elevation, which is highly visible from the adjacent parking lot. In addition to the proposed signage, entrance/ exit and garbage enclosure, staff recommends that an awning to complement proposed signage be installed over the door to break up the mass of the rear elevation. The Downtown Design Guidelines recommend that whenever possible, a building backing up onto parking lots should consider colorful canopies, wall murals, attractively designed roof forms and signage to present an inviting image on approach to the downtown area.

Reviewing the zoning requirements of this property, the proposal does not intend to expand the building and while the proposed use does intensify the parking requirement of the site, a parking exception was previously approved by the Planning Commission.

The Central Business District and nearby commercial areas along San Mateo Avenue have an eclectic mixture of historic and modern buildings and this proposal will complement the existing buildings in the area. However, minor changes should be an improvement to the property and add to the viability of the shopping corridor.

**6. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district.**

The main concern with any commercial expansion when it is surrounded by residential areas is the effect on local area parking. The subject property is one of several sites in the Downtown area that have direct access to a public parking lot from the rear of the building. This should provide substantial parking for lunchtime traffic. Furthermore, the restaurant has proposed to be open in the evening hours, when parking demand is significantly reduced.

Because there is a residential district across from the parking lot, staff has added a Condition of Approval that any illuminated signage be turned off by 10:00 p.m. everyday and that the rear door be closed, but unlocked, at all times during normal hours of operation. This should help mitigate any associated noise or disruption that might be caused to residential properties in the nearby area.

**7. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.**

The main portion of this project is a revised façade for the commercial retail business and this should have no significant impact on the natural topography or landscaping of the area.

**8. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and**



**harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The proposed façade will have a new store front window system, stone facing to match the existing front elevation façade and new signage for the pizzeria, a use that was previously approved by the Planning Commission on May 2, 2006. A revised rear elevation has also been proposed, which would add a rear exit, a pickup/ delivery window and a new interior garbage enclosure with access from the rear of the building. None of these alterations should have a detrimental effect on the neighborhood or city, considering these improvements will make use of an otherwise under-utilized property on a popular block of the downtown corridor. With the proposed changes discussed under Finding #5, this application should positively affect development in the immediate area and improve investment interest in the overall Central Business District.

**9. That the proposed development is consistent with the San Bruno General Plan and the San Bruno Redevelopment Plan.**

The property is designated as part of the Central Business District and this use is consistent with the type of uses that are desirable for such a zoning district, either as permitted or conditionally approved uses. The San Bruno Redevelopment Plan stipulates that the project should achieve important objectives, such as blight removal, economic revitalization, historic preservation and/or contribute to the distinctive character of San Bruno. In this particular case, the proposed use will utilize an otherwise empty building, will increase pedestrian traffic on the 400 block of San Mateo Avenue and in general, meet all the objectives of the San Bruno Redevelopment Plan.

**RECOMMENDATION**

Based on the above analysis and discussion of the required findings of fact, staff recommends approval of this architectural review permit for 495 San Mateo Avenue subject to Conditions of Approval 1-18 below:

**CONDITIONS OF APPROVAL**

**Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Architectural Review Meeting Minutes" to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Architectural Review Permit AR-06-005 shall not be valid for any purpose. Architectural Review permit AR-06-005 shall expire one (1) year from the date of approval unless the plan is executed.
2. The proposal for construction at 495 San Mateo Avenue shall be built according to the plans accompanying this report and approved by the Architectural Review Committee on September 14, 2006, except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.
3. The applicant shall obtain a City building permit before construction can proceed.



4. All signs shall be reviewed by the Planning Department.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
6. Materials and debris shall not be stockpiled within the City right-of-way.
7. The property owner shall conduct regular maintenance of the site to maintain the premises and remove accumulation of litter and debris.
8. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids.
9. The property owner shall comply with the requirements of the San Bruno Recycling Ordinance.
10. Applicant shall submit a landscape plan to the Planning Division for the site prior to any Building Division permit issuance. Landscaping should be at the front and rear of the building.
11. Applicant shall install some type of awning and/or modify the parapet roof on the front elevation to improve upon the existing building in a more significant manner. A plan shall be submitted to Planning Division staff prior to Building Division permit submittal.
12. Applicant shall install some type of awning to the rear elevation to improve upon the existing building in a more significant manner. A plan shall be submitted to Planning Division staff prior to Building Division permit submittal.
13. Any sale or consumption of alcohol on site will remain inside the restaurant only. No alcohol consumption shall occur outside of the building or while seated at the proposed outside table area.
14. Restaurant operation shall not impair pedestrian traffic in the public parking lot. This shall include garbage removal and access by San Bruno Garbage and any other such related activities. Applicant shall provide staff with a garbage pickup plan prior to Building Division permit issuance.
15. Any illuminated signage at the rear of the building shall be turned off by 10:00 p.m. and rear door shall be closed (but unlocked during normal hours of operation) at all times.
16. The applicant shall coordinate their work with the City staff of the Building Façade Improvement Program.

**Fire Department – (650) 616-7096**

17. Provide minimum 8" address numbers in a contrasting color on San Mateo Avenue (above door and glass) and minimum 4" address numbers in a contrasting color on the rear door.
18. Provide seating plan showing fixed or moveable seating.

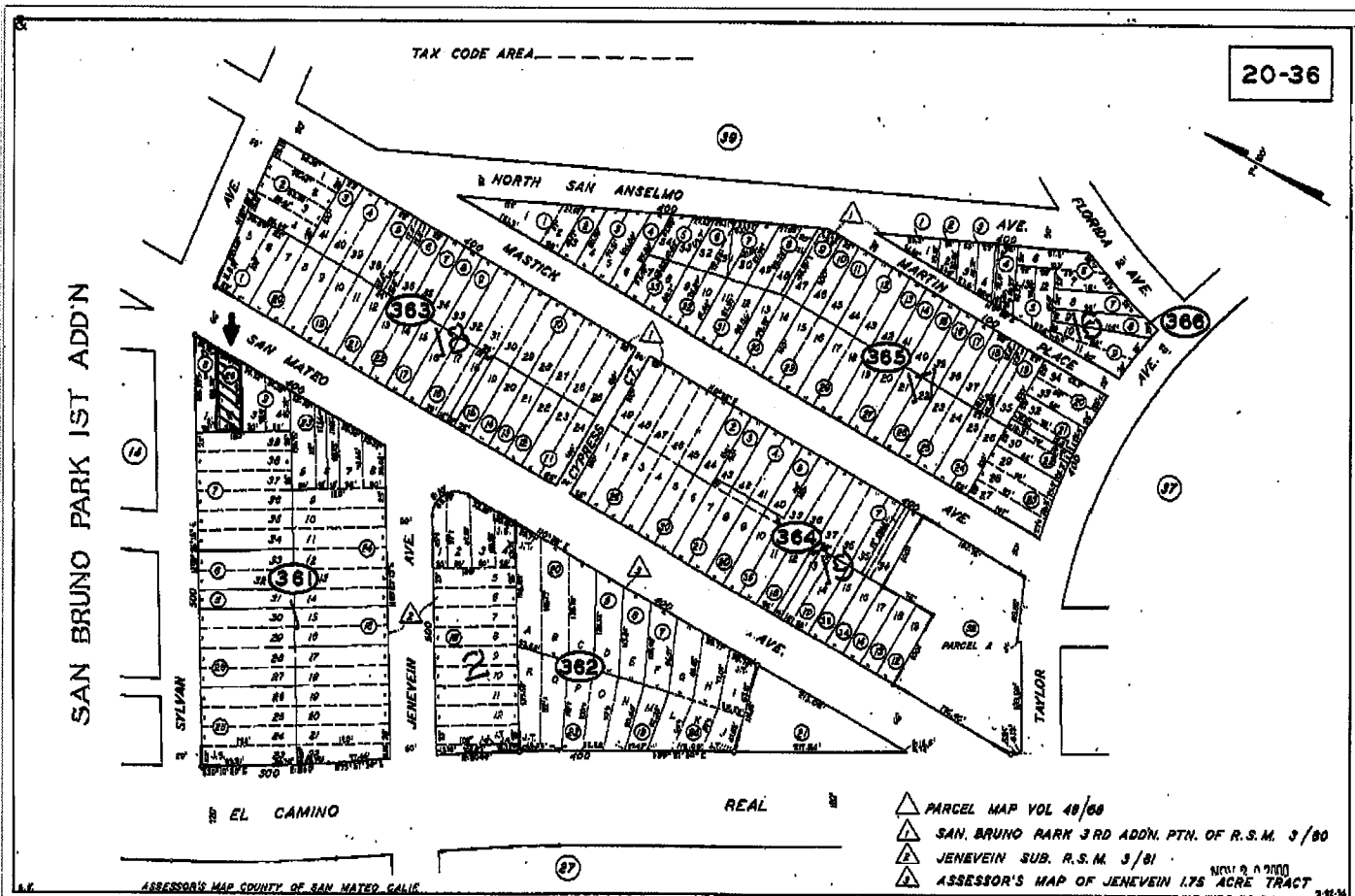


Prepared by:

Tony Rozzi  
Assistant Planner

9.05.06





495 San Mateo Avenue  
 020-361-260  
 AR 06-005

Exhibit A – Site Location

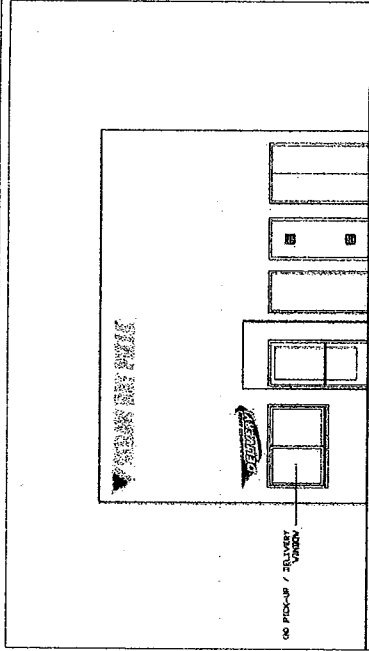
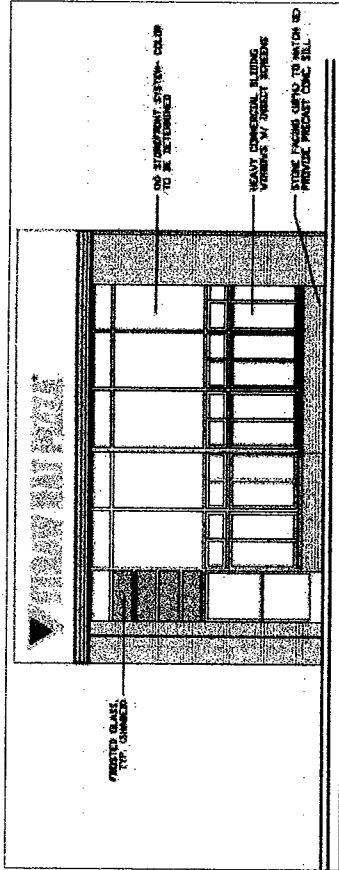






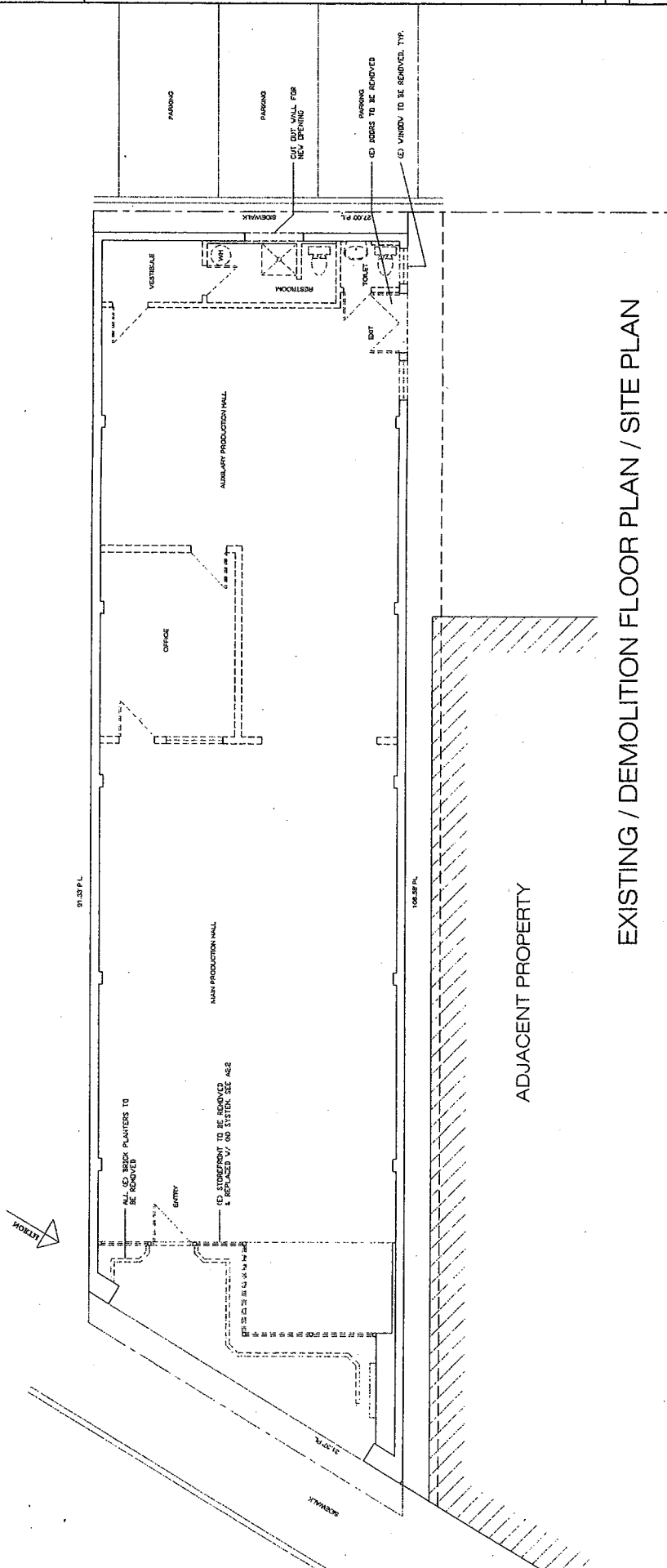




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FOR SIGNAGE PURPOSES ONLY  
SIGNAGE PACKAGE PREPARED BY SHCC  
ACTUAL ELEVATION TO BE VERIFIED  
SEE SHEET A3.2

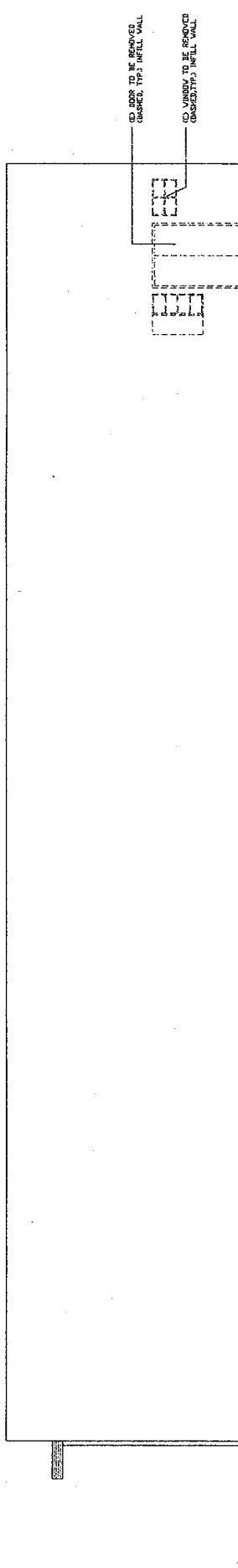




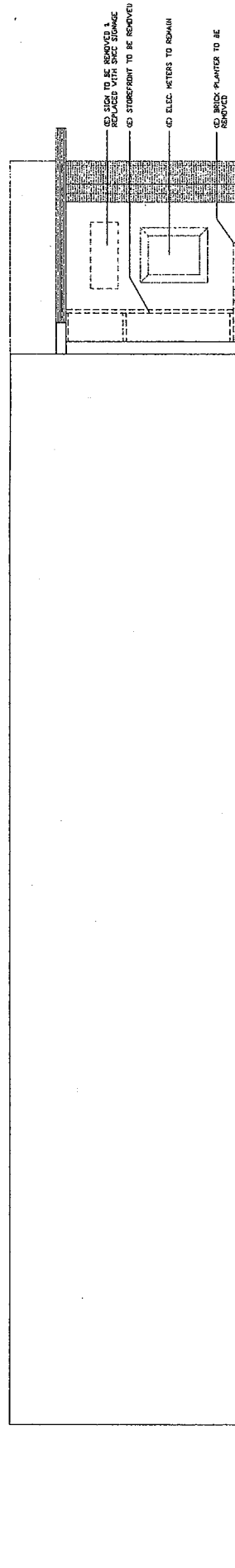


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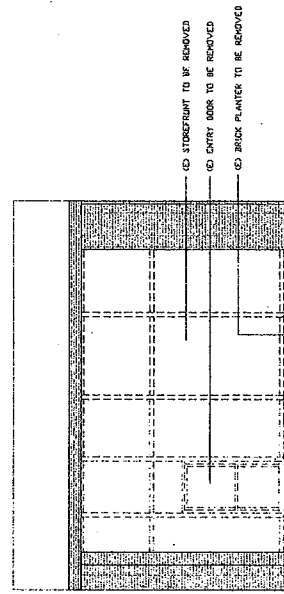




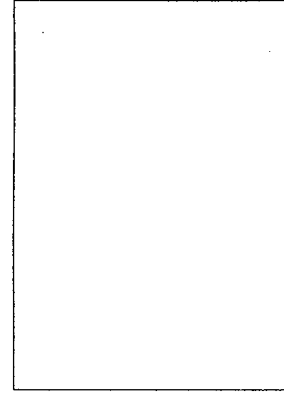
(E)/DEMO SIDE (NORTHWEST) ELEVATION



(E)/DEMO SIDE (SOUTHEAST) ELEVATION

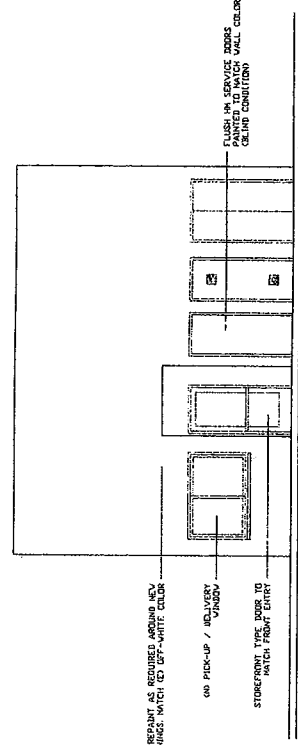


(E)/DEMO STREET (NORTHEAST) ELEVATION



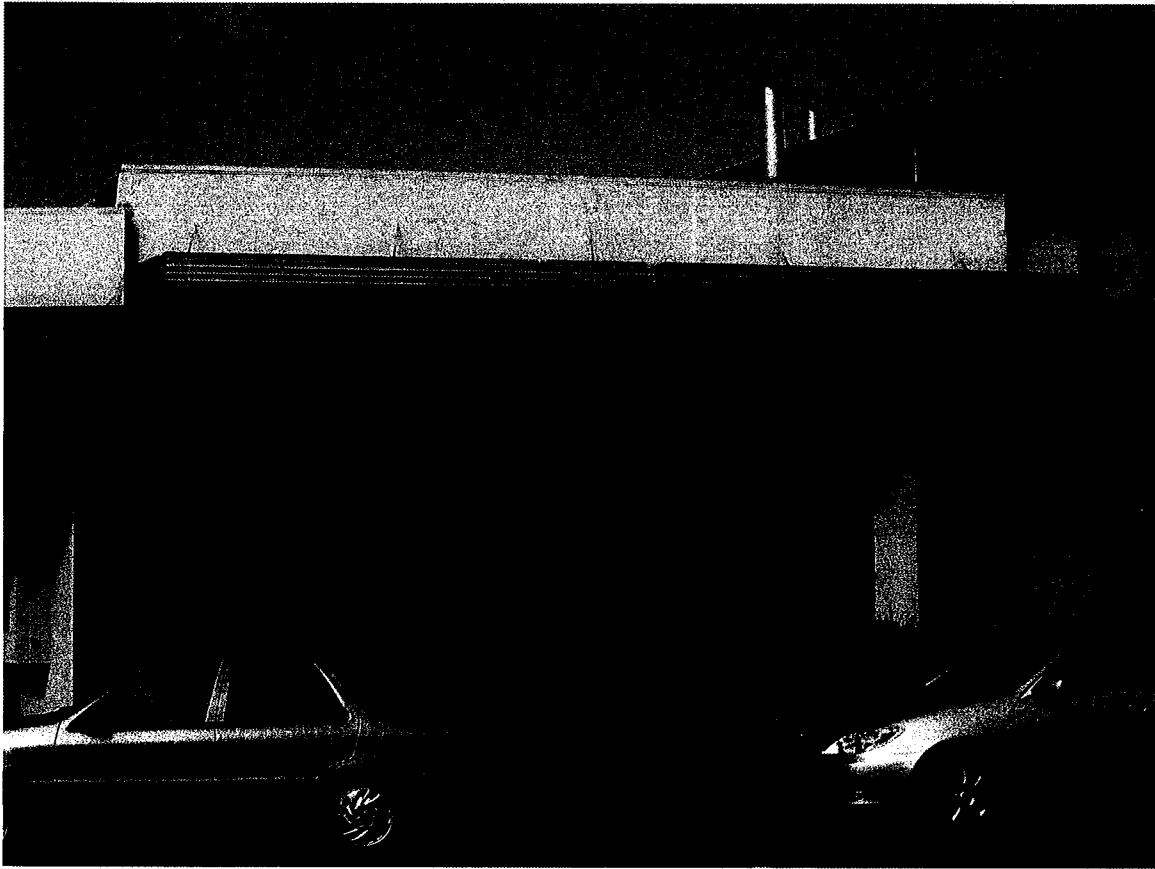
(E)/DEMO REAR (SOUTHWEST) ELEVATION



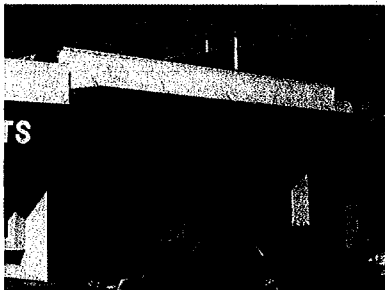




**EXHIBIT C: Photos**



Subject Property – 495 San Mateo Avenue (020-361-080)



Left Elevation (South)



Right Elevation (North)



## CITY OF SAN BRUNO

## COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

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### PLANNING COMMISSION

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Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

## ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT AGENDA ITEM NO. 4 September 14, 2006

### PROJECT LOCATION

1. Address: 1150 El Camino Real, #271
2. Assessor's Parcel No: 014-316-090
3. Zoning District: P-D (Planned Development)
4. General Plan Classification: Regional/Community Commercial
5. This property is in the San Bruno Redevelopment Area

### EXHIBITS

**A:** Location Map    **B:** Elevations

### REQUEST

Request for Architectural Review Permit to allow architectural changes to the façade of the existing BJ's Restaurant & Brewhouse at the Shops at Tanforan per Chapter 12.108 of the San Bruno Zoning Ordinance. BJ's Restaurant, Inc, applicant, Tanforan Park Shopping Center, owner. **(AR-06-06)**

### RECOMMENDATION

Staff recommends that the Planning Commission **approve** Architectural Review Permit 06-06 based on Findings of Fact (1-7) and Conditions of Approval (1-2).

### ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Existing Facilities.

### AREA DESCRIPTION

North: Sneath Lane – P-D (Planned Development)  
South: Interstate 380 – R-1 (Low Density Residential)  
East: Huntington Avenue – R-1 (Low Density Residential)  
West: El Camino Real – P-D (Planned Development)



## **PROJECT HISTORY**

The Shops at Tanforan recently completed a significant remodel and expansion. The new BJ's Restaurant is located at the main mall entrance along El Camino Real and opened with the newly remodeled mall in October, 2005.

## **PROJECT INFORMATION**

BJ's Restaurant is located just to the right of the main mall entrance at El Camino Real. The restaurant is approximately 8,955 square feet in area with a 690 square foot outdoor dining patio. The outdoor dining patio is completely open above and is surrounded by 12' tall glass partitions.

Due to the San Bruno climate and the noise of the airport, the applicant is requesting Architectural Review approval of completely enclose the existing outdoor patio to create an enclosed dining patio. The enclosure will create a comfortable dining environment that can be utilized year-round.

The current outdoor dining patio was included in the parking requirements for the mall.

As indicated above, the applicant would like to completely enclose the outdoor dining area to create an enclosed patio dining area. The enclosed area will encompass the same footprint as the existing outdoor patio. The existing restaurant roof deck will be extended and a new parapet will be constructed over a portion of the new enclosed patio area with new "Kal Wall clearspan" (glass) roof panels covering the outer portion of the area. The glass roof system is insulated and frosted to minimize heat gain/loss in the space. A new glass storefront window system will be constructed at the front of the restaurant with a new stucco storefront above to match the exiting building. The design is intended to create a sunroom appearance.

The applicant would also like to install a new revolving door at the existing entry vestibule. The existing accessible ramp will remain with a new emergency only exit door from the enclosed patio area.

All colors and materials with the proposed improvements will match the existing façade.

*Pursuant to the City's Zoning Code, the ARC shall grant the ARC Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

## **FINDINGS FOR APPROVAL**

- 1. That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;**

The project is part of the Shops at Tanforan Planned Development Area and encloses an existing eating area and therefore will not have a negative impact on vehicular and pedestrian traffic.

- 2. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses;**



The proposed project simply encloses an existing seating area adjacent to the Tanforan parking area and therefore will not create a hazardous or inconvenient condition.

- 3. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood;**

The proposed patio enclosure design is consistent with the design of the Shops at Tanforan and BJ's Restaurant. There are no light or air issues since the business is part of a larger planned development and is not near any adjoining property lines.

- 4. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district;**

The proposed patio enclosure will not impact any nearby residential neighborhood.

- 5. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site;**

The proposed development encloses an existing seating area and therefore will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.

- 6. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood;**

The design of the proposed patio enclosure is consistent with the design of the Shops at Tanforan and BJ's Restaurant and therefore will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood;

- 7. That the proposed development is consistent with the San Bruno General Plan and San Bruno Redevelopment Plan.**

The project continues the recent improvements to the Shops at Tanforan and therefore is consistent with the San Bruno Redevelopment Plan which encourages investment and improvements to commercial properties.



**CONDITIONS FOR APPROVAL**

**Community Development Department**

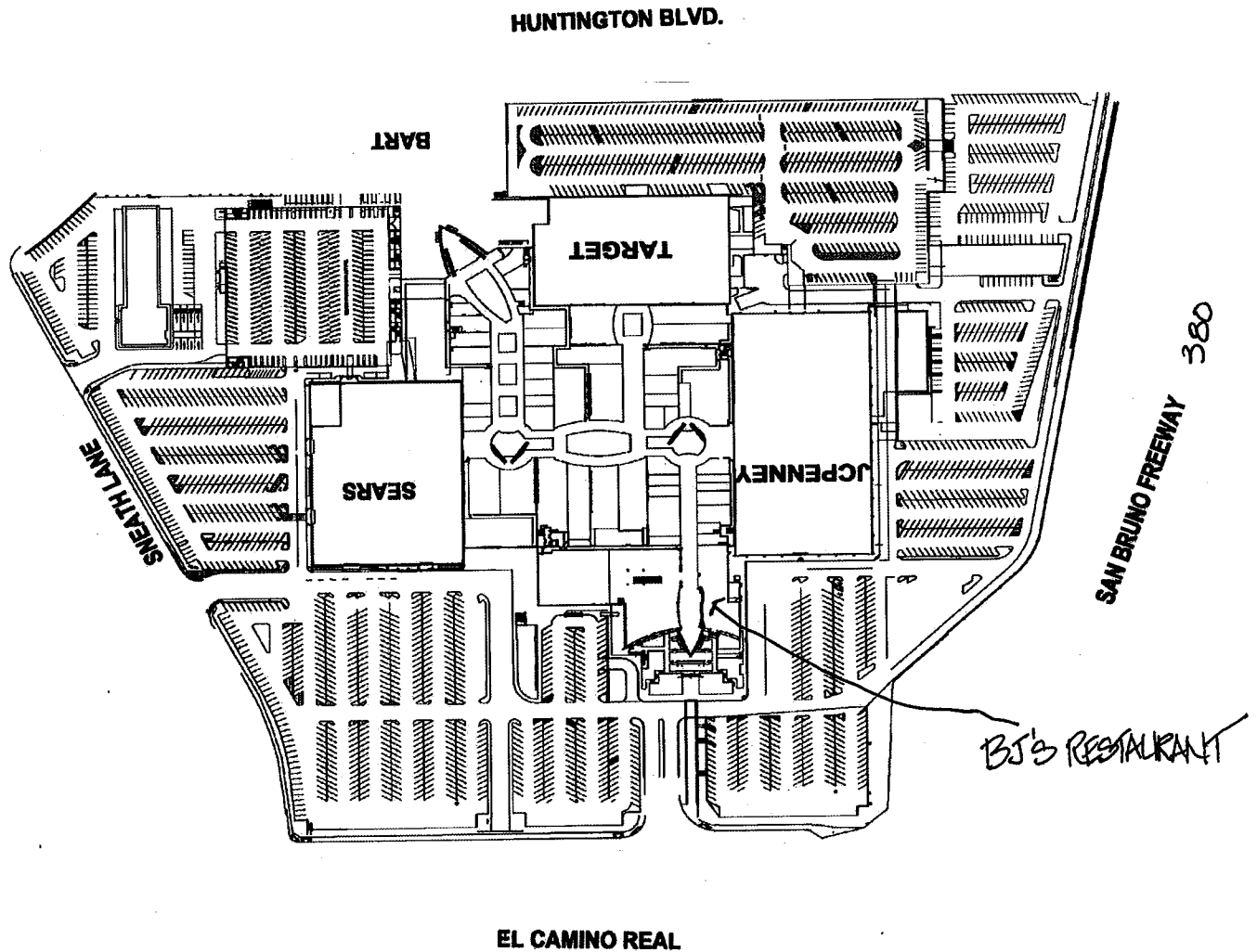
1. The request for an Architectural Review Permit for façade improvements to BJ's Restaurant Brewhouse shall be built according to plans approved by the Architectural Review Committee on September 14, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
2. The applicant shall obtain a City of San Bruno building permit before construction can proceed.

Date of Preparation: August 28, 2006  
Prepared by: Lisa Costa Sanders, Contract Planner

**EXHIBIT 'A'**



**EXHIBIT 'A'**

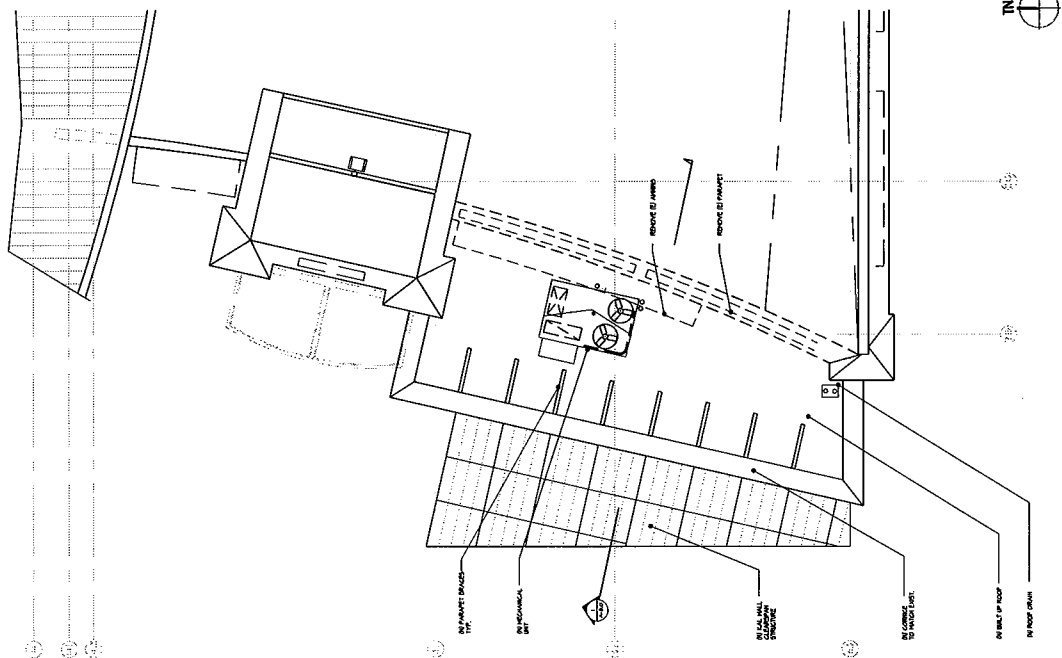
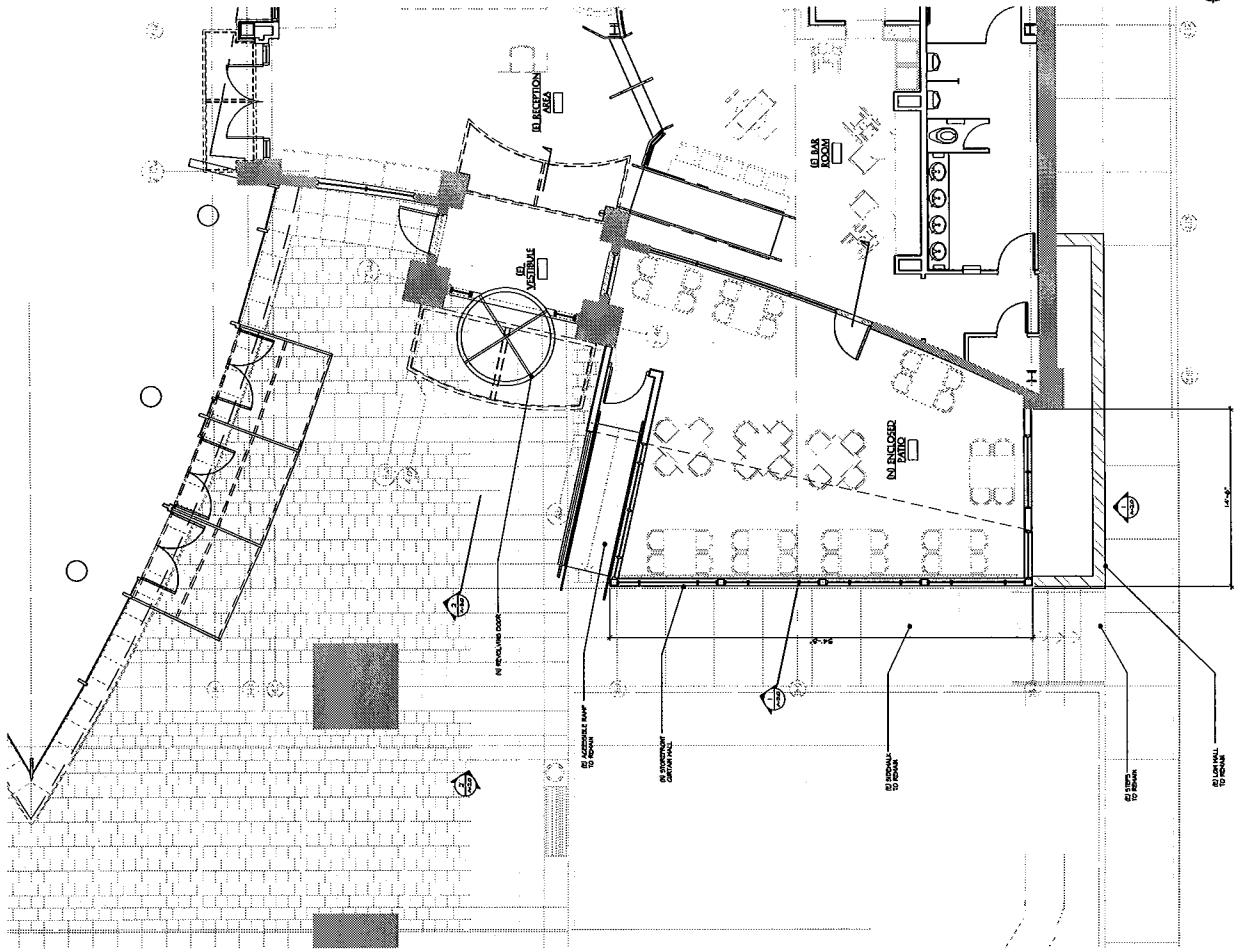


  
THE SHOPS AT  
**TANFORAN**

BUILDING SITE PLAN

**Exhibit A – Site Location**





**Exhibit B – Site, Floor & Elevation Plans**

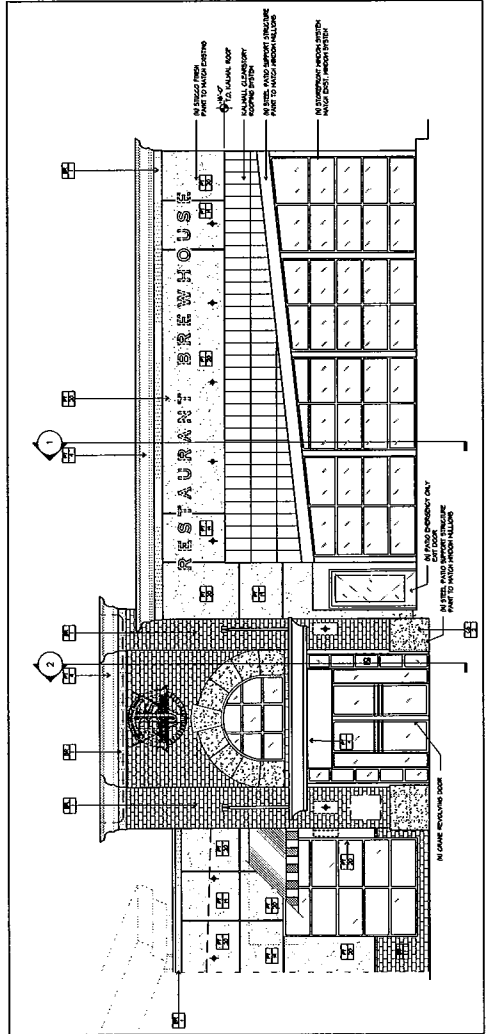
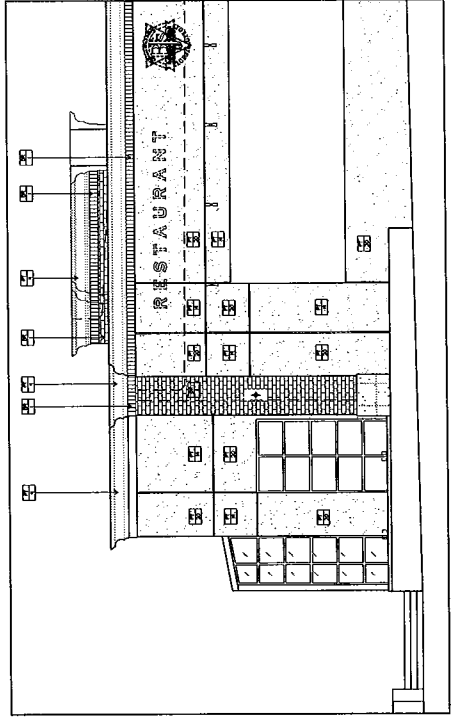


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Tanforan Park Shopping Center, LLC  
1150 El Camino Real #270  
San Bruno, CA 94066  
STORE #440




**NUTTALL • UCHIZONO ASSOCIATES**  
architecture • planning  
ROBERT J. NUTTALL, president  
11199 • 7th Street NE, Suite 200 • Seattle, WA 98108  
Tel. 206/324-2912 Fax 206/324-2913





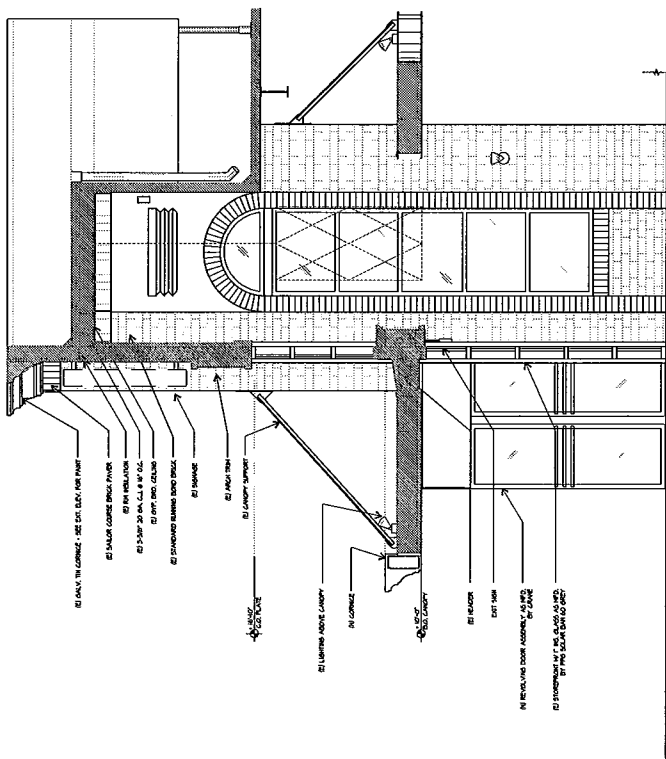
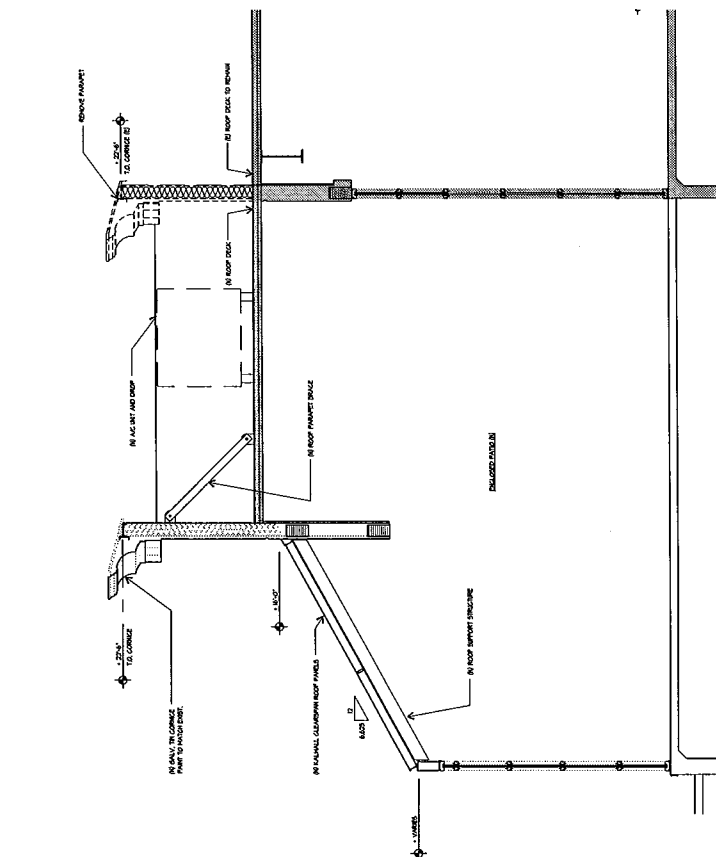
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**NUTTALL • UCHIZONO ASSOCIATES**  
architecture • planning  
ROBERT J. NUTTALL, principal



1190-C Bryant Road Suite 1000 West, Los Angeles 90024-3550 Tel. 310/546-2932

Tanforan Park Shopping Center, LLC  
1150 El Camino Real #270  
San Bruno, CA 94066  
STORE #440







567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Margaret Netto, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 5  
September 14, 2006**

**PROJECT LOCATION**

1. Address: 436 N. San Anselmo Avenue
2. Assessor's Parcel No: 020-391-340
3. Zoning District: R-2 (Low Density Residential District)
4. General Plan Classification: Low Density Residential
5. San Bruno Redevelopment Area

**EXHIBITS**

- A: Site Location  
B: Site Plan, Floor Plans, and Elevations  
C: Photos

**REQUEST**

Request for a Use Permit to allow the construction of an addition that exceeds the .55 floor area ratio guideline by 19 square feet per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Richard M. Caponuevo, Romoco Design Group (Applicant), Ismael Balderas (Owner). **UP-06-024**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-24 to the Planning Commission with a positive recommendation subject to the suggested revision based on Findings of Fact 1-6.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the east side, mid-block of North San Anselmo Avenue, between Florida Avenue and Sylvan Avenue. This is a rectangular-shaped lot with a total size of 5,000 square feet. The property is currently developed with a contemporary style, two bedroom and one bathroom, 1,081 square foot one-story residence with a 326 square foot attached one-car garage and a 475 square feet detached workshop.

This home was built in 1939. The neighborhood that surrounds the subject property contains a consistent



type of residential style; incorporating stucco finish and asphalt shingle roof material, given that the area was developed at roughly the same time. The area includes single-family and multi-family dwellings.

### **SURROUNDING LAND USES**

North: Sylvan Avenue - R-2 Zone, low density residential  
 South: Florida Avenue - R-2 Zone, low density residential  
 East: Milton Avenue - R-2 Zone, low density residential  
 West: Mastick Avenue - R-2 Zone, low density residential

### **PROJECT INFORMATION**

The proposed project includes a second story addition, construction of a detached two-car garage and removal of the detached workshop and attached garage.

The first floor addition and remodel would add approximately 190 net square feet; remove existing garage and workshop area (801 square feet), allowing for construction of a new detached garage and expansion of the kitchen and dining room.

The second floor addition would be 1,058 square feet allowing for two bedrooms (including a master bedroom), two full bathrooms, family room, and office.

If approved and constructed this would be a 4-bedroom, 3-bathroom home with a 441 square foot two-car garage. Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-2	R-2	same
Lot Area		Min. 5,000 sq. ft	5,000 sq. ft	same
Lot Coverage		Max. 2,200 sq. ft (44%)	1,881 (38%)	1,711 sq. ft (35%)
Gross Floor Area		Max. 2,750 sq. ft	1,881 sq. ft	2,769 sq. ft
Floor Area Ratio		55%	38%	55.3%
Building Setbacks	Front	15'-0" to home 20'-0" to garage	10'-0" to home and garage	10'-0" to home 77'-0" to garage
	Rear	10'-0"	3'-8" detached workshop 50' to house	3'-8" to detached garage 50' to house
	L Side	5'-0" 1'-0" detached accessory	3'-0" to house, 4'-0" to detached workshop	13'-6" to house, 4'-6" to detached garage
	R Side	1'-0" detached accessory 5'-0"	5'-0"	5'-0"
Building Height		28'-0"	13'-0"	25'-6"



Covered Parking	2 spaces	1 space	2 spaces
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\* Notes:

Gross Floor Area includes garage area

### Square Footage Breakdown:

	Ground floor	Second Floor	Detached Workshop	Garage	Total
Existing	1081	-	*475	*326	1881
Remove			-475	-326	-801
Proposed	190	1058	-	441	1689
Total	1270	1058	0	441	2,769

\* Notes: Existing garage and workshop to be removed

### ANALYSIS AND RECOMMENDATION

This home addition proposal requires a Use Permit approval. The Use Permit application is required because the expansion will exceed the .55 floor area ratio guideline, as set forth in the City of San Bruno Zoning Ordinance per Section 12.200.030.B.2.

### Use Permit 06-024

The applicant has designed the home to meet all residential addition guidelines except for the .55 floor area ratio guideline. Currently, the existing home has a .38 floor area ratio. The applicant is proposing a 1,689 square foot addition to a 1,881 square foot residence.

The applicant proposes to demolish the existing one-car garage and workshop in order to construct a detached two-car garage. The applicant has designed the home to meet all residential addition guidelines except for the expansion of more than 55% Floor Area Ratio guideline.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the project's merits and whether the finding can be made):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also be constructed with sufficient distance from the side property lines to provide for fire safety construction and egress requirements. The proposed side-yard setbacks comply with the required setbacks for an



addition and detached garage. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

**2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a two-story Spanish/Mediterranean style home, with a front porch, arched entry columns, arched windows and stucco finish with brick wainscoting. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of low-density residential district neighborhoods. The home is located within a neighborhood consisting of large single-family and multi-family homes; therefore the proposal to exceed the floor area ratio by 19 square feet is consistent with the scale of the neighborhood. On-street parking in the neighborhood area should not be negatively impacted since the applicant is proposing to construct a two-car garage to meet the property's off-street parking code requirements.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

**3. The proposed development will be consistent with the general plan.**

The general plan designates the property as low-density residential district and the proposed addition to the single-family structure is consistent with this residential general plan designation. The home's design will continue to accommodate a single family only and no portion is intended as a second unit. Any future establishment of a second dwelling unit on the property would require Planning Division review.

**4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the properties in the neighborhood since the structure will maintain required setback distances from the property lines, as well as remaining well below the maximum height limit of 28 feet. The roof design incorporates a 4 and 12 hipped roof pitch, which creates less shadow on adjacent properties due to their sloped design.

Architecturally, the second story addition proposed matches the existing contemporary, home's exterior materials of stucco and brick wainscoting. The architect has added distinguishing Spanish/Mediterranean features; arched windows, porch, arched front entry area and low-pitched hipped roof to complement the existing contemporary style. The new second level will have stucco to match the existing ground level. In order to break up the levels between the floors, Staff is requesting that the applicant design a decorative band between the 1<sup>st</sup> and 2<sup>nd</sup> stories.



The west (front) elevation provides for a new front door and two new archways to the existing porch with the second level stepped back from the first level, which adds dimension to this elevation. The varied rooflines and proposed arched windows break up the elevation.

The east (rear) elevation is broken up with varied wall breaks along the second floor allowing exposure of the first floor roof. To the north elevation, Staff is recommending that an additional window be placed in the proposed master bedroom suite on the second floor to break up the blank wall space on this elevation. Staff is also recommending a window on the first level of the north elevation to further break up the elevation and add balance. Staff supports the design of the proposed addition given that the finished materials will match the existing home and those of the nearby homes.

**5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The home's expansion proposes to match the existing contemporary, single-level home's exterior materials of stucco and brick wainscoting. Staff supports the design of the proposed addition given that the finished materials will match the existing home and those of the nearby homes.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of contemporary style homes, and multi-family residential units. On-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood since the applicant will provide two covered parking spaces.

**6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains an attached one-car garage which is proposed to be removed and replaced with a two-car detached garage. Therefore, all off-street parking standards will be met with this proposal.

**Recommendations**

In conclusion, staff recommends the following:

The applicant shall provide a decorative band between the first and second story to further break up the elevation.

The applicant shall provide windows on the south and north elevations to break up the blank wall which will add balance to the elevation.

**FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to



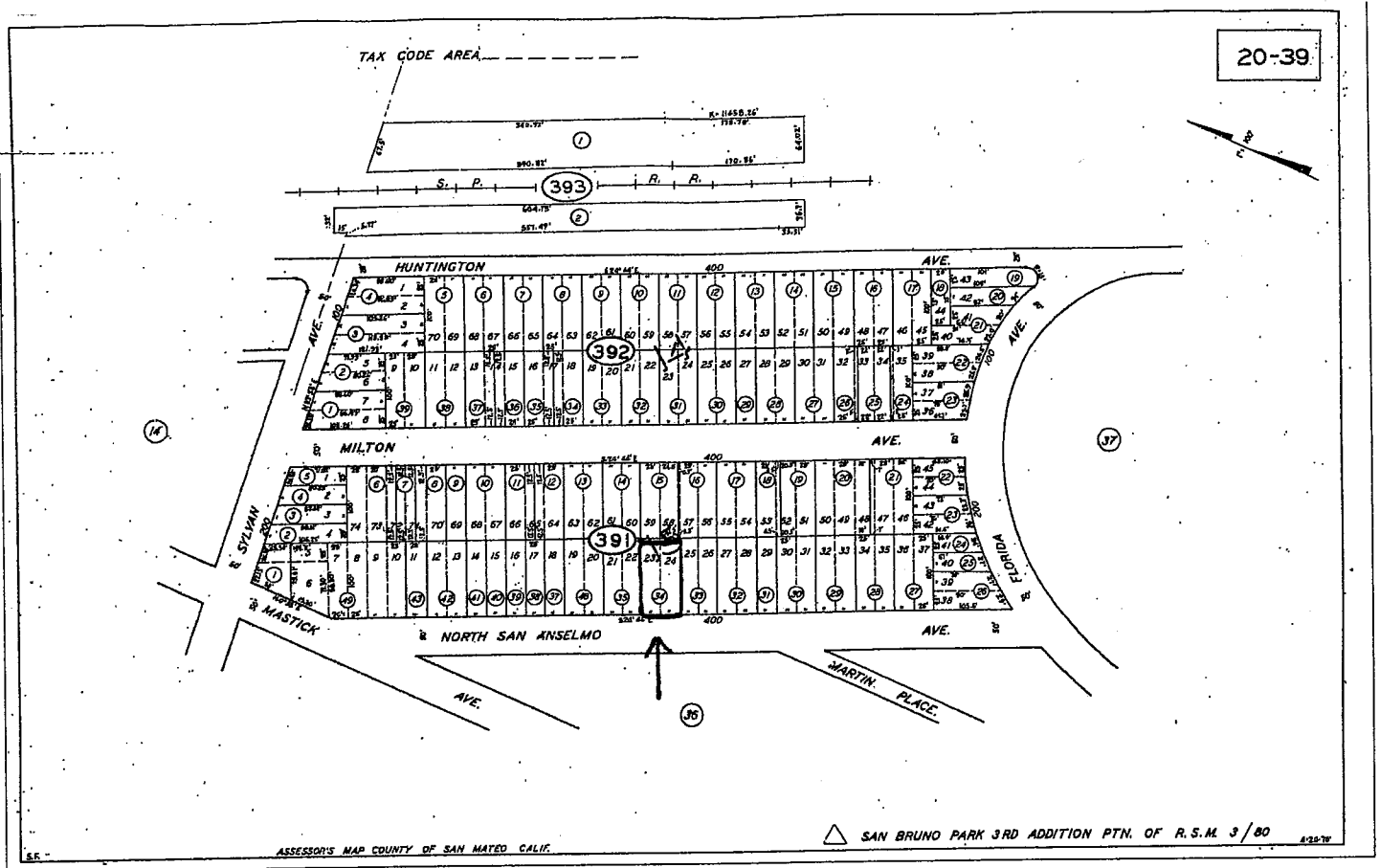
the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of multi-family residential for the subject property.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, given the suggested revision to the design of the home expansion size as noted in the staff report analysis section.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion has provided a detached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

Submitted on 08/18/06 by:

Margaret Netto  
Contract Planner





Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

436 North San Anselmo Avenue  
020-391-340  
UP-06-24









2350 JUNIPERO SERA BOULEVARD  
DALY CITY CALIFORNIA 94015  
PHONE: (650) 755-4217 FAX: (650) 755-4355  
E-MAIL: ROMOCO@AOL.COM

DESIGN BY:  
RICHARD M. CAMPUENUEVO

REMARKS:

REMODELING  
RESIDENCE

**OWNER:**

**MR. ISMAEL &  
PATRICIA BALDERAS**

436 N. SAN ANSELMO AVE.  
SAN BRUNO, CA 94066  
ph: (650) 303-6732

**SHEET NAME:**

(E) FLOOR PLAN

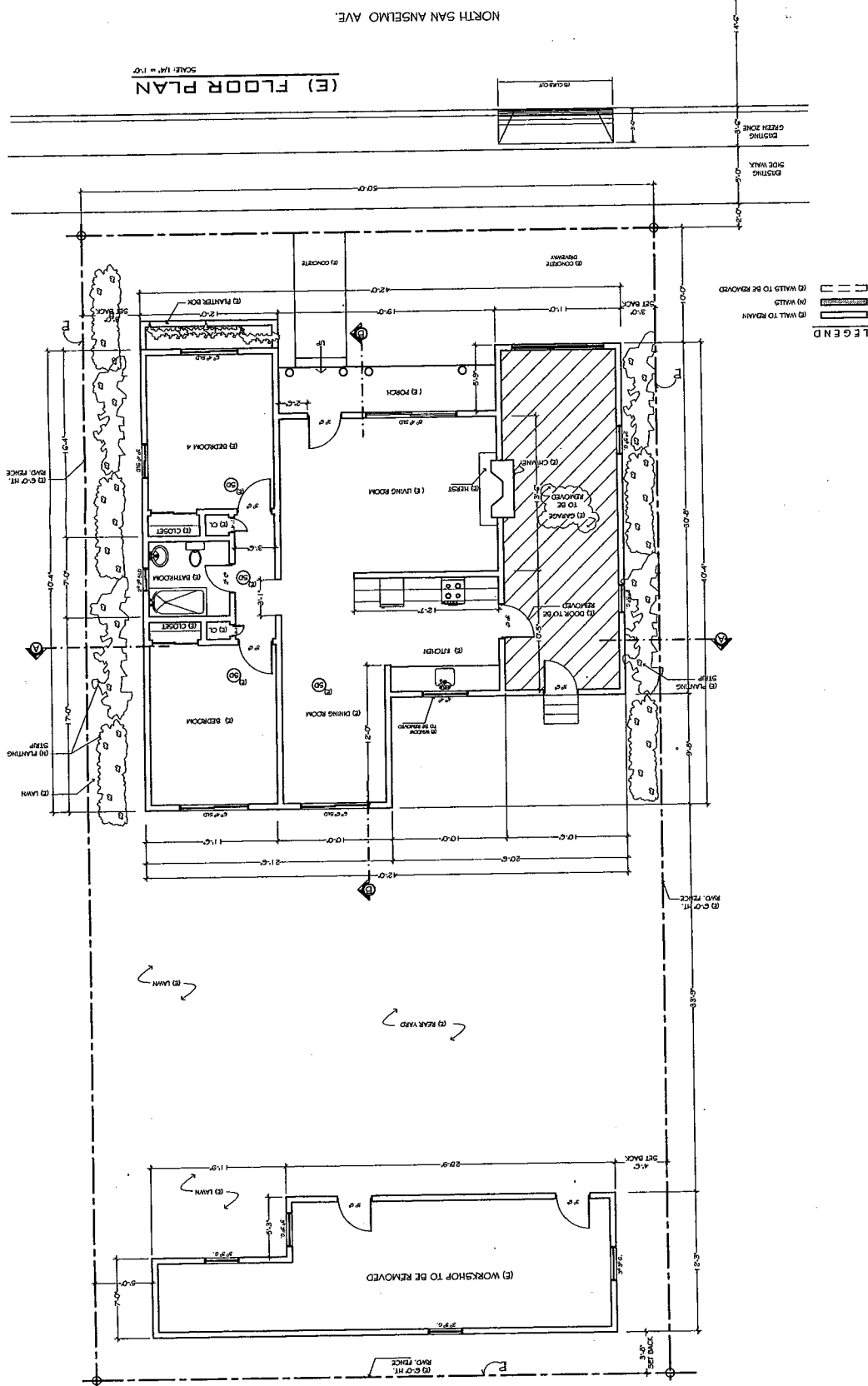
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CAD DRAWN BY:  
ANA BUSTAMANTE  
CHECKED BY: R N

**SHEET NO:**

A-2

OF SHEETS







DESIGN BY:  
RICHARD M. CAMPUENUEVO

REMARKS:

REMODELING  
RESIDENCE

**OWNER:**

**MR. ISMAEL &  
**PATRICIA BALDERAS****

436 N. SAN ANSELMO AVE.  
SAN BRUNO, CA 94066  
ph: (650) 303-6732

SHEET NAME:

(N) FIRST FLOOR PLAN

[illegible]

CAD DRAWN BY:  
ANA BUSTAMANTE / BC  
CHECKED BY: R M C

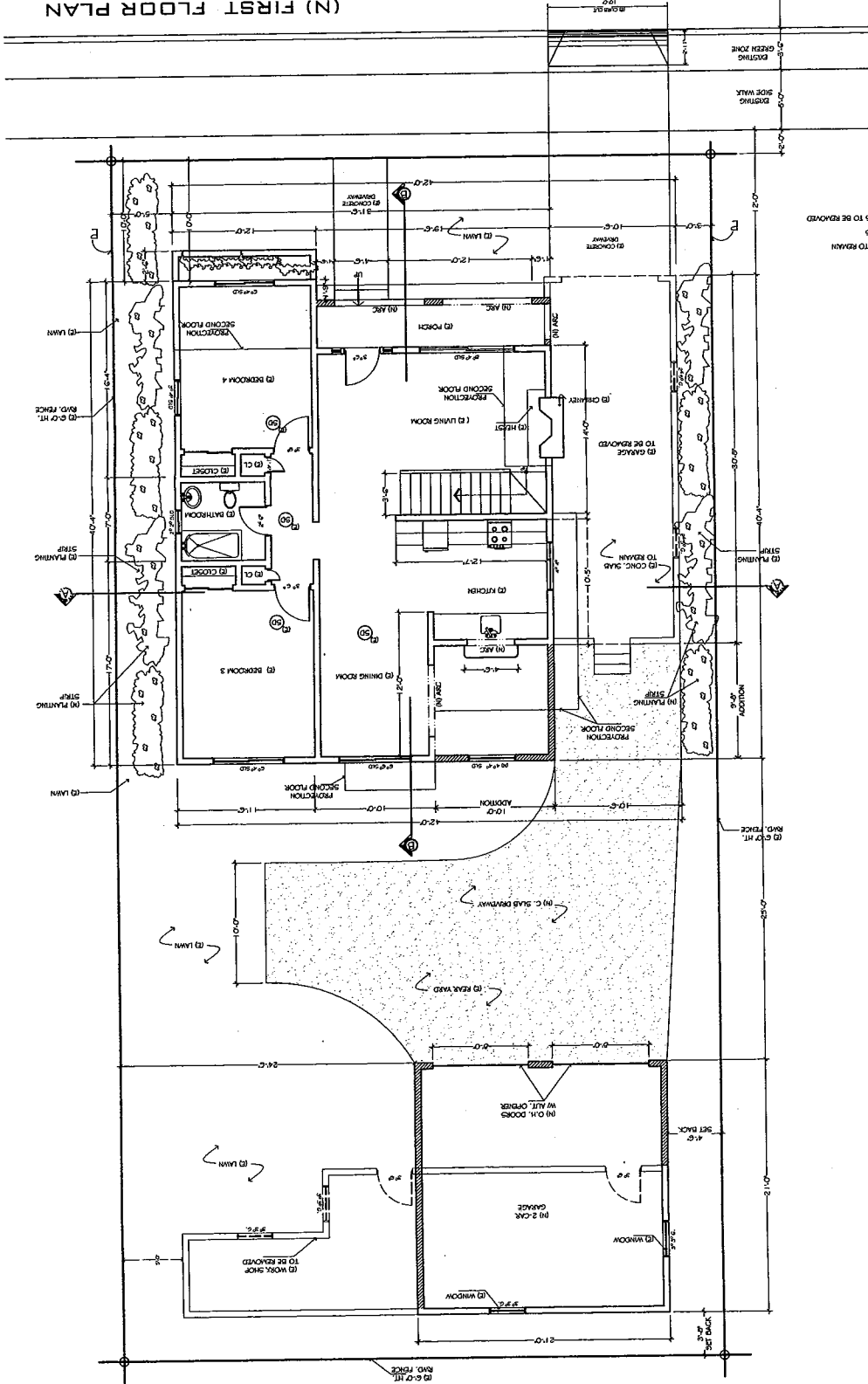
**SHEET No:**

A-3


OF SHEETS

SCALE: 1/4" = 1'-0"

(N) FIRST FLOOR PLAN



LEGEND

( ) WALL TO REMAIN	
(N) WALLS	
(R) WALLS TO BE REMOVED	





ROMOCO  
DESIGNERS GROUP  
5540 ANTERO DESSA BOULEVARD  
SUITE 100  
SAN ANTONIO, TEXAS 78239-1335  
PHONE (202) 755-4217 FAX (202) 755-1335  
E-MAIL ROMOCO@AOL.COM

DESIGN BY:  
RICHARD M. CAMPOLEUVO

REMARKS:

REMODELING  
RESIDENCE

OWNER:

**MR. ISMAEL &  
PATRICIA BALDERAS**

436 N. SAN ANSELMO AVE.  
SAN BRUNO, CA 94066  
PH: (650) 303-6732

SHEET NAME:

(N) SECOND FLOOR  
PLAN

REVISIONS	BY

CAD DRAWN BY:  
ANA DASTANANTE / BC  
CHECKED BY: R.M.C.

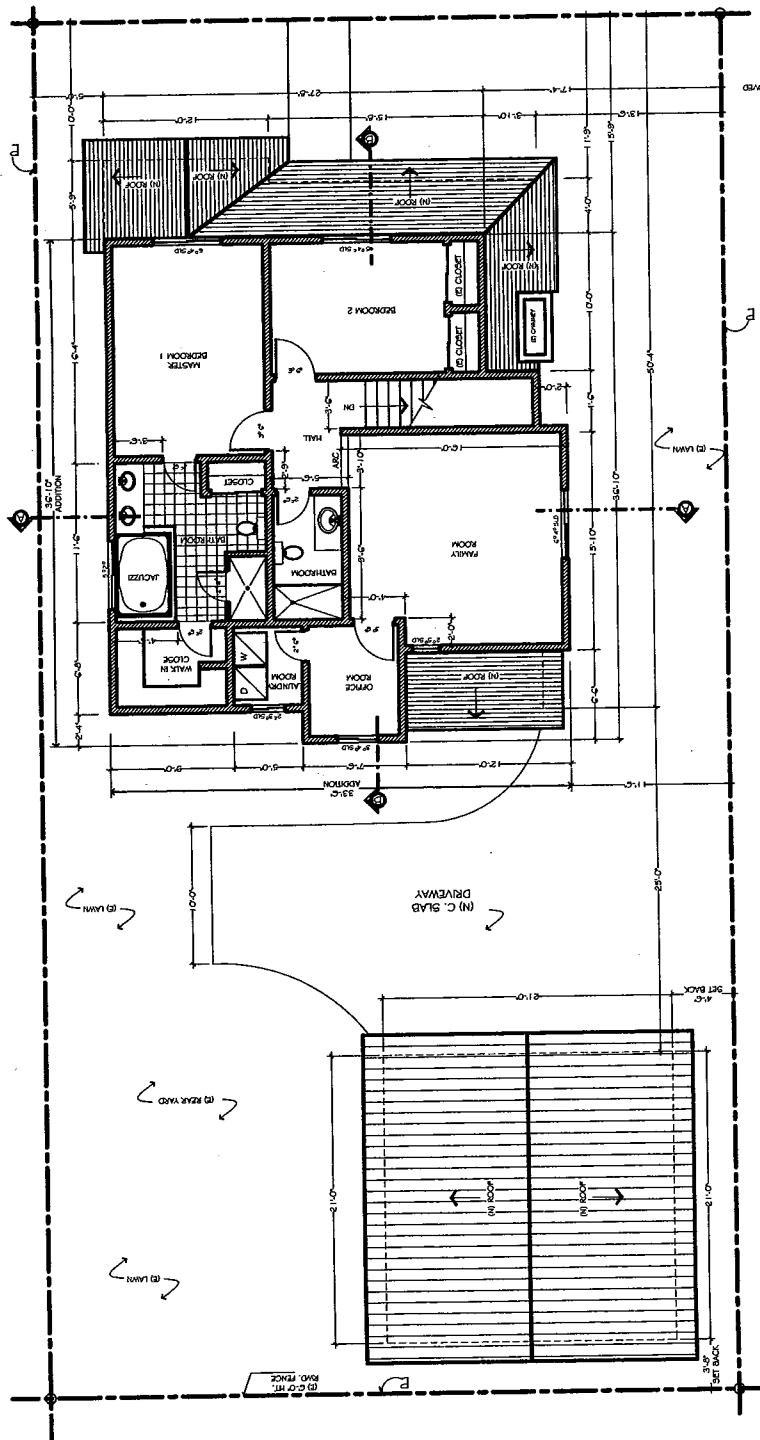
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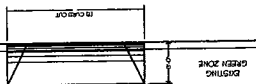
OF SHEETS

(N) SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



LEGEND  
[Hatched Box] (R) WALLS TO BE REMOVED  
[Solid Box] (R) WALLS  
[Dashed Box] (R) WALLS TO BE ADDED





DESIGN BY:  
RICHARD M. CAMPUENUEVO

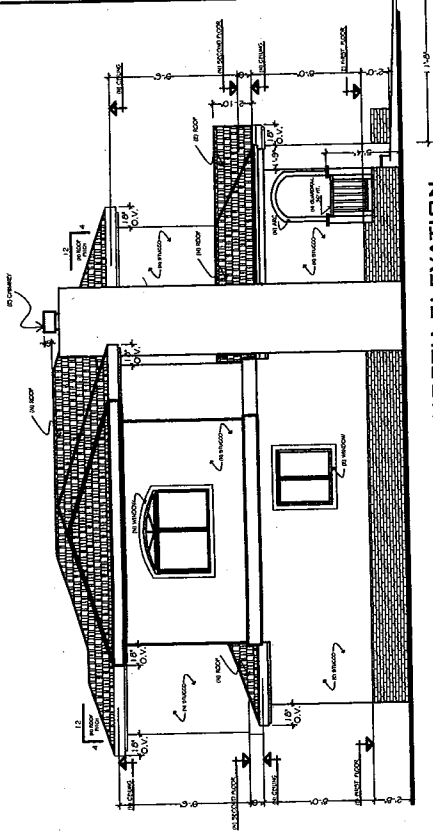
REMARKS:  
REMODELING  
RESIDENCE

OWNER:  
**MR. ISMAEL &  
PATRICIA BALDERAS**  
436 N. SAN ANGELO AVE.  
SAN ANTONIO, TEXAS 78205  
PH: (512) 303-6732

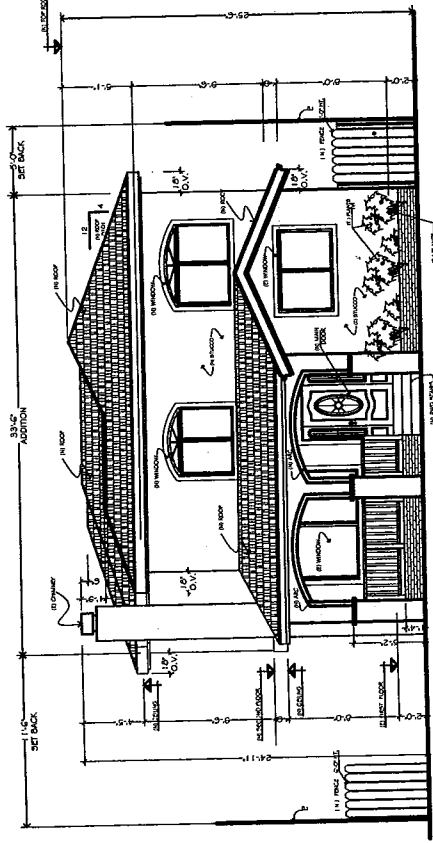
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ELEVATIONS

REVISIONS	BY

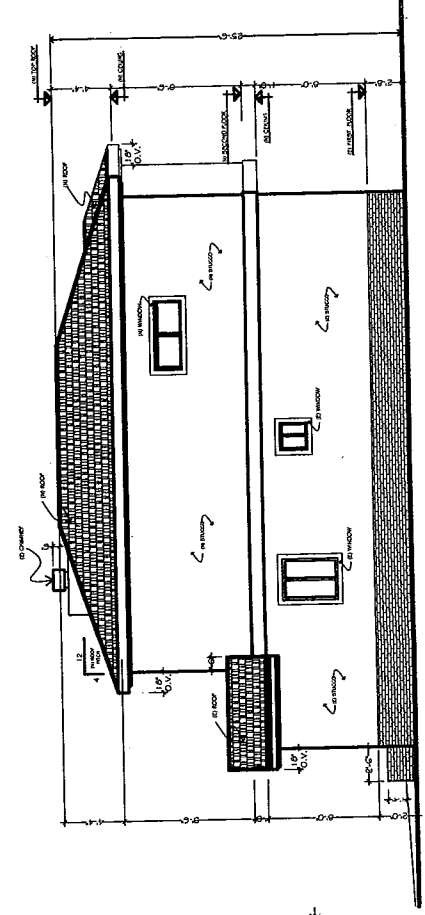
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ANA BUSTAMANTE  
CHECKED BY: R.M.C.  
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**A-5**  
OF SHEETS



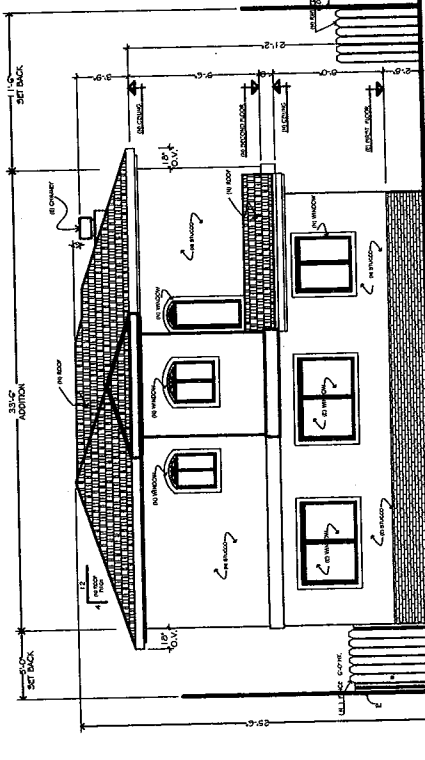
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**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



REVISIONS	BY

CAD DRAWN BY:  
ANA BUSTAMANTE  
CHECKED BY: R.M.C

SHEET No:  
**A-6**  
OF SHEETS

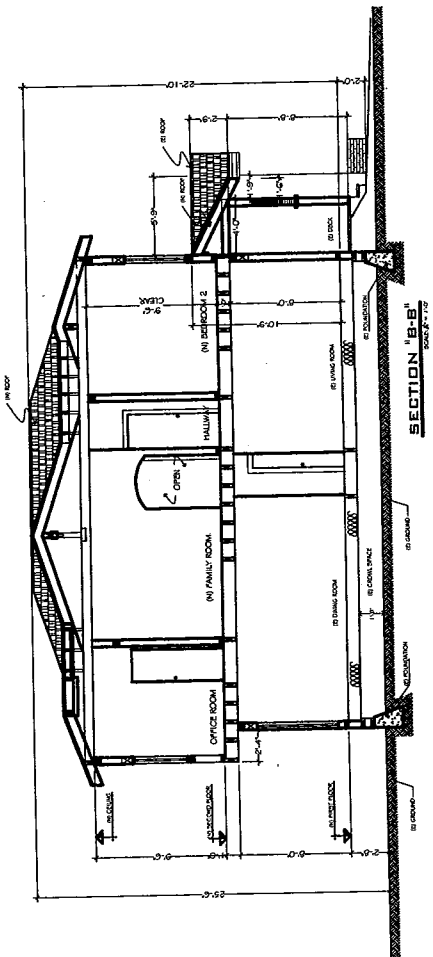
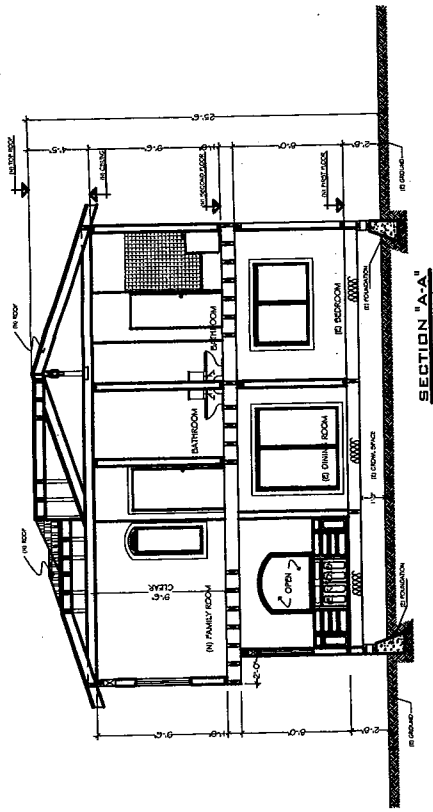




EXHIBIT C: Photos



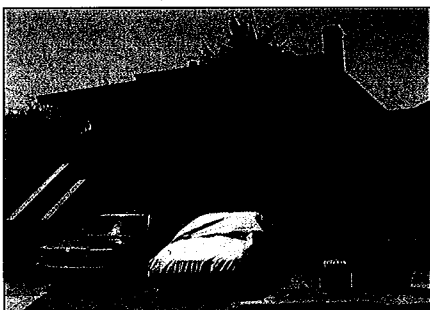
Subject Residence – 436 N. San Anselmo Avenue (020-390-340)



430 N. San Anselmo Avenue (020-390-350)



440 N. San Anselmo Avenue (020-390-330)



439 N. San Anselmo (020-365-050)



433 N. San Anselmo (020-365-060)





567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

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Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 6  
September 14, 2006**

**PROJECT LOCATION**

1. Address: 1237 Williams Avenue
2. Assessor's Parcel No: 020-083-120
3. Zoning District: R-1 (Low Density Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A: Site Location  
B: Site Plan, Floor Plans, and Elevations  
C: Photos

**REQUEST**

Request for a Minor Modification and Use Permit to allow the construction of an addition which increases the gross floor area by 71.8% and proposes to extend a 3' side yard setback along the right side property line per Section 12.120.010.A and 12.200.030.B.1 of the San Bruno Zoning Ordinance. Craig and Sharon Leary (Owners/Applicant) **MM-06-008, UP-06-25**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Minor Modification 06-008 and Use Permit 06-025 to the Planning Commission with a positive recommendation based on Findings of Fact 1-6.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the south side of Williams Avenue, between Cypress Avenue and Chestnut Avenue. This is an irregular rectangular-shaped lot with a total size of 6,332 square feet. The property is currently developed with a craftsman style, three bedrooms and one bathroom, 1,200 square foot one-story residence with a 229 square foot attached one-car garage.

This home was built in 1947. The neighborhood that surrounds the subject property contains a consistent type of residential style, incorporating stucco finish and asphalt shingle roof material, given that the area



was developed at roughly the same time. The area is a single-family dwelling neighborhood.

### **SURROUNDING LAND USES**

North: Kains Avenue - R-1 Zone, single-family residential  
 South: Park Avenue - R-1 Zone, single-family residential  
 East: Chestnut Avenue - R-1 Zone, single-family residential  
 West: Cypress Avenue - R-1 Zone, single-family residential

### **PROJECT INFORMATION**

The proposed project includes a single story addition and construction of an attached two-car garage. The first floor addition and remodel would add approximately 1,026 square feet to expand the existing garage to a two-car garage and allow for construction of a master bedroom suite and bath, bedroom, family room and expansion of the kitchen.

If approved and constructed this would be a 3-bedroom, 3-bathroom home with a 400 square foot, two-car garage. Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-1	R-1	same
Lot Area		Min. 5,000 sq. ft	6,332 sq. ft 5,762 sq. ft. adjusted	same
Lot Coverage		Max. 2,200 sq. ft (44%)	1,429 (25%)	2,510 sq. ft (43.5%)
Gross Floor Area		Max. 2,750 sq. ft	1,429 sq. ft	2,510 sq. ft
Floor Area Ratio		.55	.25	.435
Building Setbacks	Front	15'-0"	18'-6"	15'
	Rear	10'-0"	29'-0	15'
	W Side E Side	5'-0" 5'-0"	3'-0" 16'-0"	3'-0" (extended) 9'-0"
Building Height		28'-0"	16'-4"	18'-6"
Covered Parking		2 spaces	1 space	2 spaces

**\* Notes:**

Gross Floor Area includes garage area

Driveway will be set back 20' from curb (full size)

Floor Area and Lot Coverage ratios are based on adjusted lot size



### Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	1,200	-	229	1,429
Remove	-	-	-	-
Proposed	910	-	171	1,081
Total	2,110	0	400	2,510

### ANALYSIS AND RECOMMENDATION

The applicant is proposing a 1,081 square foot addition to a 1,429 square foot residence, a 71.8% expansion. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit. The applicant is also proposing a 24' extension to the 3' right side yard setback. Current zoning standards require a 5' side yard setback unless a minor modification permit is obtained. Section 12.120.010.B states that the Planning Commission may authorize a Minor Modification for projects failing to meet the minimum side yard setback requirements by not more than two feet.

#### **Minor Modification 06-008**

Pursuant to the City's zoning code, the Minor Modification for the requested 3' side yard setback extension shall only be approved if the Planning Commission can make the following two required findings: (required finding in **bold** followed by staff's analysis of the merits of the project and how the findings can be made)

#### **1. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood**

The applicant is proposing to construct the main portion of the addition to the rear of the existing bedrooms where it will not be visible from the street. In order to construct a new two-car garage, provide for expansion of the kitchen area and construct a new family, the applicant is requesting modification to the setback requirements. The proposed 3' setback is simply extending the existing, legally nonconforming setback. The surrounding neighborhood contains many homes which were also constructed with 3' side yard setbacks (subdivision was constructed in 1947, prior to current setback requirements). Therefore, the granting of the 3' side yard setback extension, is keeping with the character of the neighborhood in terms of side elevations. Regarding the front elevation, the setback encroachment is to the rear of the existing structure and therefore will not alter the general appearance of the home.

#### **2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.**

The addition is designed as a single story addition with the bulk of the addition toward the rear of the house, therefore not creating significant shadow or privacy impact on the adjacent property. The addition is designed with a gable roof parallel to the neighbors, approximately 2 feet taller than the existing structure. These architectural design considerations reduce the potential impact of the addition to the



adjacent neighbors and provide for the maximum privacy and enjoyment of their property . The proposed structure will remain a single story, therefore not creating significant shadow on the adjacent property. The adjacent neighbor to the west of the property will not be impacted due to the single story nature of the project.

The addition is designed well and is attractive from all viewpoints. Staff supports the approval of the minor modification to allow the reduced side yard setbacks based on a determination that it will not be detrimental to the adjacent real property and that if approved, the project will be in keeping with the character of the neighborhood. The project will not be detrimental to real property as there will still be sufficient distance between homes, similar to the separation between homes found in the immediate neighborhood and through out San Bruno. Furthermore, given that the application only proposal for a single-story addition, all privacy issues will be mitigated by the 6' fence which divides the two properties.

### **Use Permit-06-25**

The applicant is proposing a 71.8% expansion to an existing residence. Any addition which expands the gross floor area by more than 50% requires a use permit.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code (UBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will be set back 3' from the west side property line and 9' from the right side property line. Both side yard setbacks meet all UBC safety requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a single-story contemporary style home with a front porch, decorative column, rectangular-shaped windows and stucco finish with asphalt composite roof material. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of the low-density residential zoning district. On-street parking in the neighborhood area should be positively impacted by this project as the applicant proposing to replace a nonconforming one-car garage with a standard two-car garage.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all floor area regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the



addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

**3. The proposed development will be consistent with the general plan.**

The general plan designates the property as low-density residential district and the proposed addition to the structure is consistent with such residential general plan designation. The home's design will accommodate a single family only and no portion is intended as a second unit. Any establishment of a second dwelling unit on the property would require Planning Division review.

**4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the properties in the neighborhood since the structure will maintain required setback distance from the property line requirements except for the right side yard setback, as well as remaining well below the maximum height limit of 28 feet. The roof design incorporates a 5 and 12 gable roof pitch, which creates less shadow on adjacent properties due to their sloped design.

Architecturally, the home's addition proposes to match the existing contemporary, home's exterior materials of stucco and asphalt roof material.

The north (front) elevation provides for a new front entry with new decorative column, two gable roof pitches and new two-car garage. The existing porch and new entry is stepped back from the new two-car garage, which adds dimension to this elevation. The varied rooflines, proposed windows and new garage door break up the elevation.

The south (rear) elevation is broken up with varied wall breaks with a bay window, French doors and deck. The new family room is setback from the proposed addition breaking up the mass of the addition.

The west (right) elevation, the applicant is requesting a minor modification to encroach into the side yard setback two feet in order to construct a new two-car garage, expand the kitchen and construct a new family room. The elevation provides for varied roofline, several varied windows, two doors and varied wall line, which breaks up the mass and adds visual interest to the elevation. The proposed side setback extension will not restrict light and air on the adjacent property to the west and is consistent with other side yard setbacks found in the immediate neighborhood.

The east (left) elevation, proposes varied wall line, varied windows, varied roof line with sky light which break up the elevation while adding visual interest and depth. The proposed 9' setback exceeds the required distance by 4' and therefore will not unreasonably restrict light and air on the subject property to the east.



5. **That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The home's expansion proposes to match the existing contemporary, single-level home's exterior materials of stucco and asphalt shingle roof material. Staff supports the design of the proposed addition given that the finished materials will match the existing home and those of the nearby homes.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of eclectic contemporary style homes. On street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood since the applicant will provide two covered parking spaces.

6. **The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains an attached one-car garage which is proposed to be expanded to create a two-car garage. All off-street parking standards will be met with this proposal.

**Staff recommends that the Architectural Review Committee forward Minor Modification 06-008 and Use Permit 06-025 to the Planning Commission with a positive recommendation based on Findings of Fact 1-6.**

### **FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low density residential for the subject property.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed architectural design will be in keeping with the



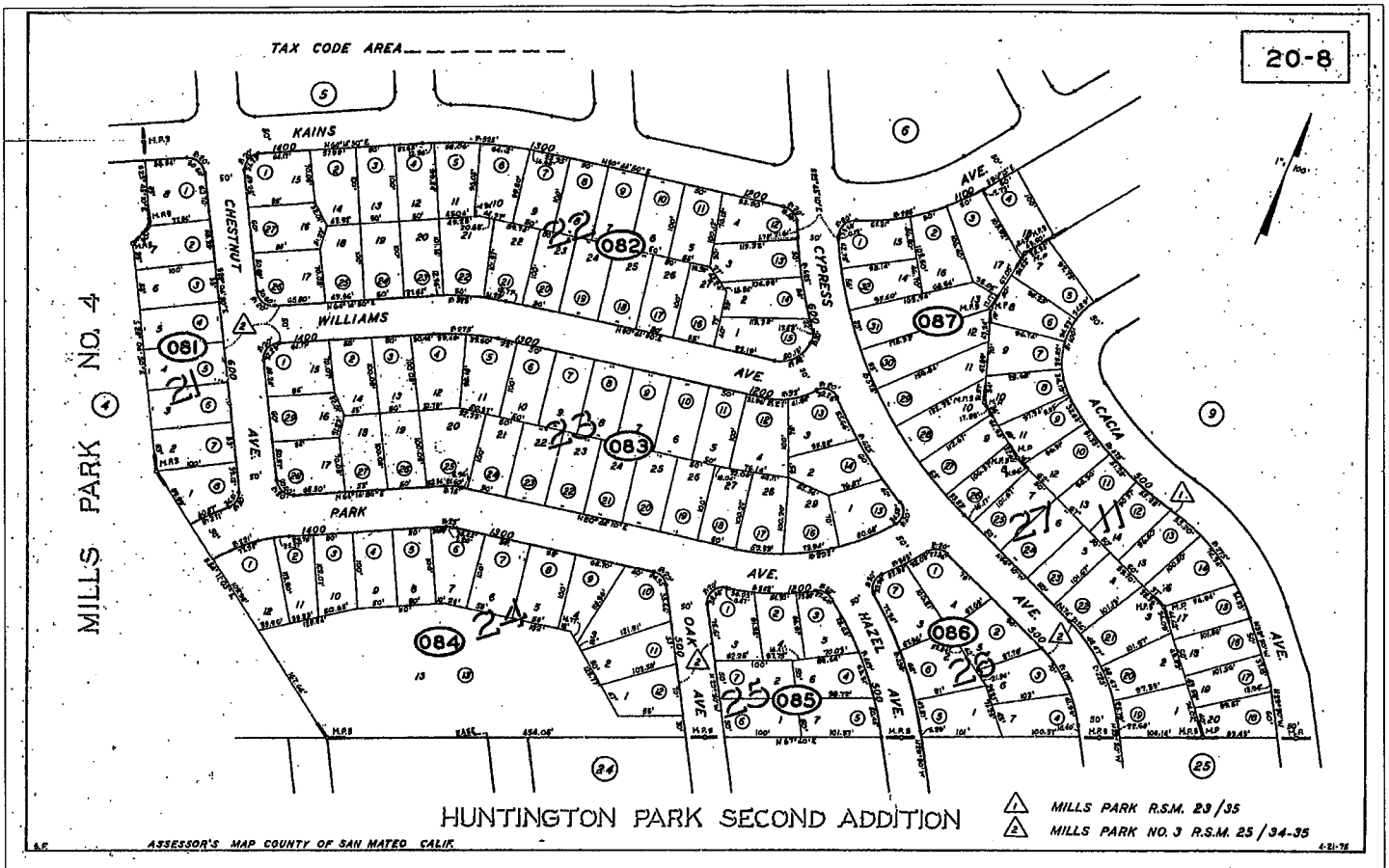
character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.

6. The proposed expansion has provided a detached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

Submitted on 09/05/06 by:

Margaret Netto  
Contract Planner





Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

**1237 Williams**  
**020-083-120**  
**MM-06-008, UP-06-25**

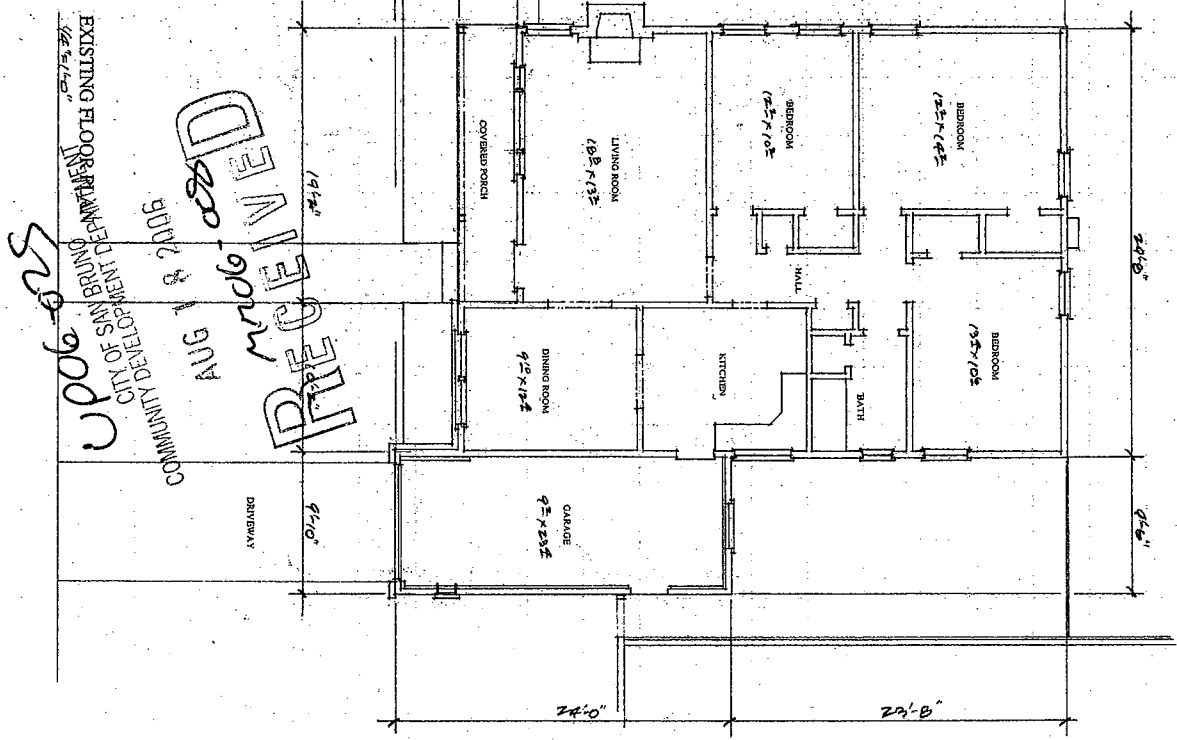
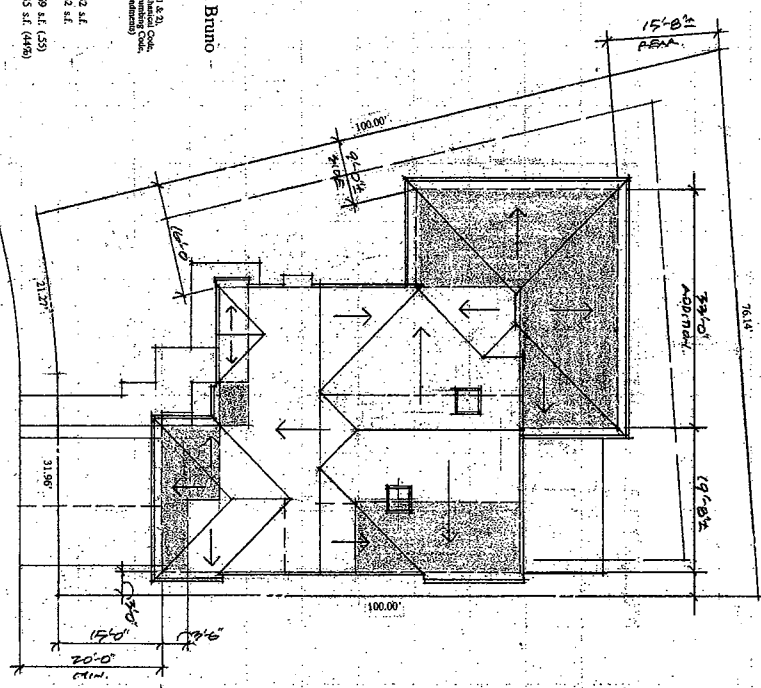


**1237 Williams Avenue, San Bruno**  
**Owner: C. & S. Leary**  
**Construction Type: R-3/1/1**  
**Compliance: 2001 California Building Code (Vol. 1 & 2), 2001 California Fire Code, 2001 California Electrical Code, 2001 California Mechanical Code, 2001 California Plumbing Code, 2001 California Gas Code, 2001 California Fire Code (with Local Amendments)**  
**Assessor's Parcel No.: 020-083-120**  
**Land Use: R-3 single-family residential**  
**Lot Area: 6,332 s.f.**  
**Adjoined Lot Area: 5,762 s.f.**  
**Proposed Lot Area: 6,332 s.f. (91' x 70')**  
**Proposed Lot Coverage: 2,335 s.f. (44%)**  
**(80% of FAR)**  
**Existing Lot Coverage: 1,599 s.f. (25.3%)**  
**Existing Building Area: 1,200 s.f.**  
**Living area: 229 s.f.**  
**Existing Gross Floor Area: 1,429 s.f. (22.8%)**  
**Proposed Addition: 910 s.f.**  
**Living area: 116 s.f.**  
**Proposed Gross Floor Area: 1,001 s.f.**  
**Added Lot Coverage: 2,038 s.f.**  
**Proposed River Area (Living): 2,455 s.f. (38.8%)**  
**Proposed River Area: 2,510 s.f. (39.6%)**  
**Proposed Lot Coverage: 71.8%**



**SITE & ROOF PLAN**  
 1/8" = 1'-0"

WILLIAMS AVENUE



**RECEIVED**  
 AUG 1 2008  
 DEVELOPMENT DEPARTMENT  
 CITY OF SAN BRUNO  
 6500 S. LUMINANCE

REVISION	BY







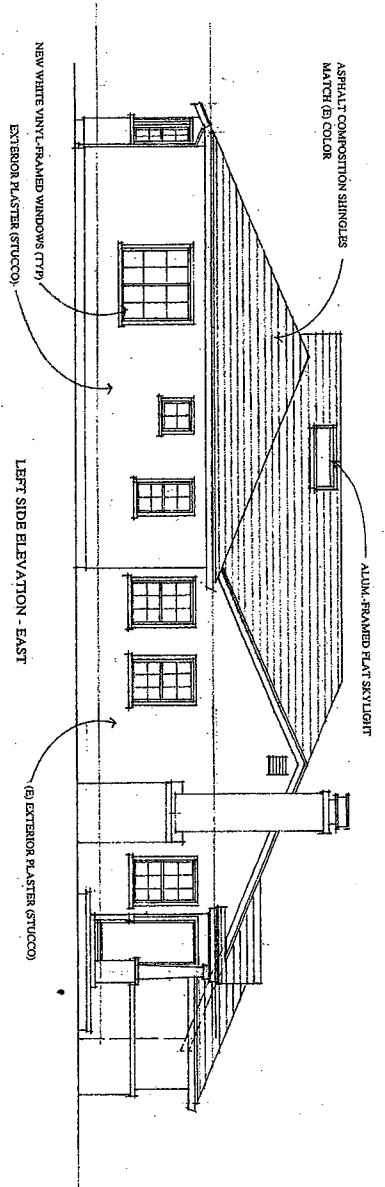
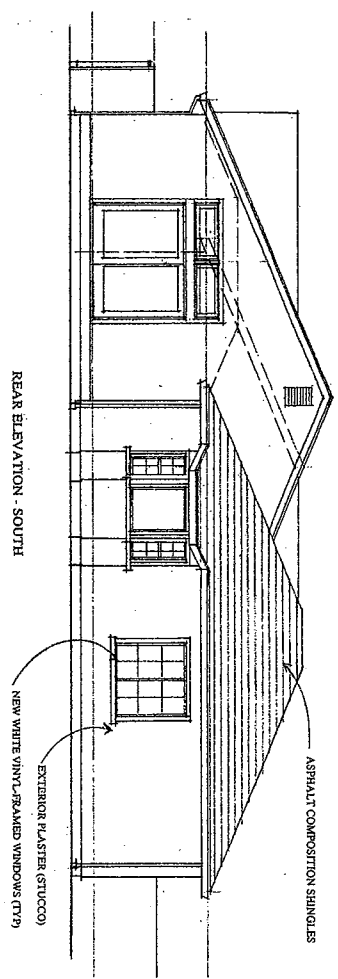
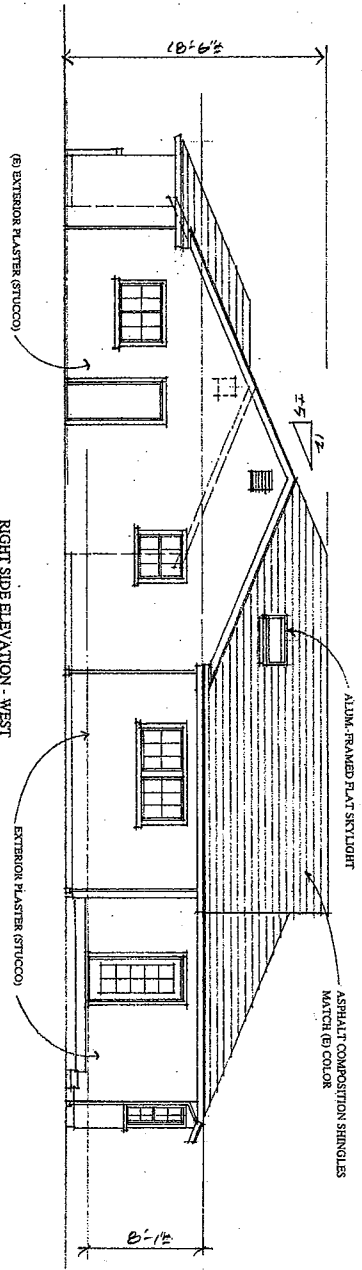
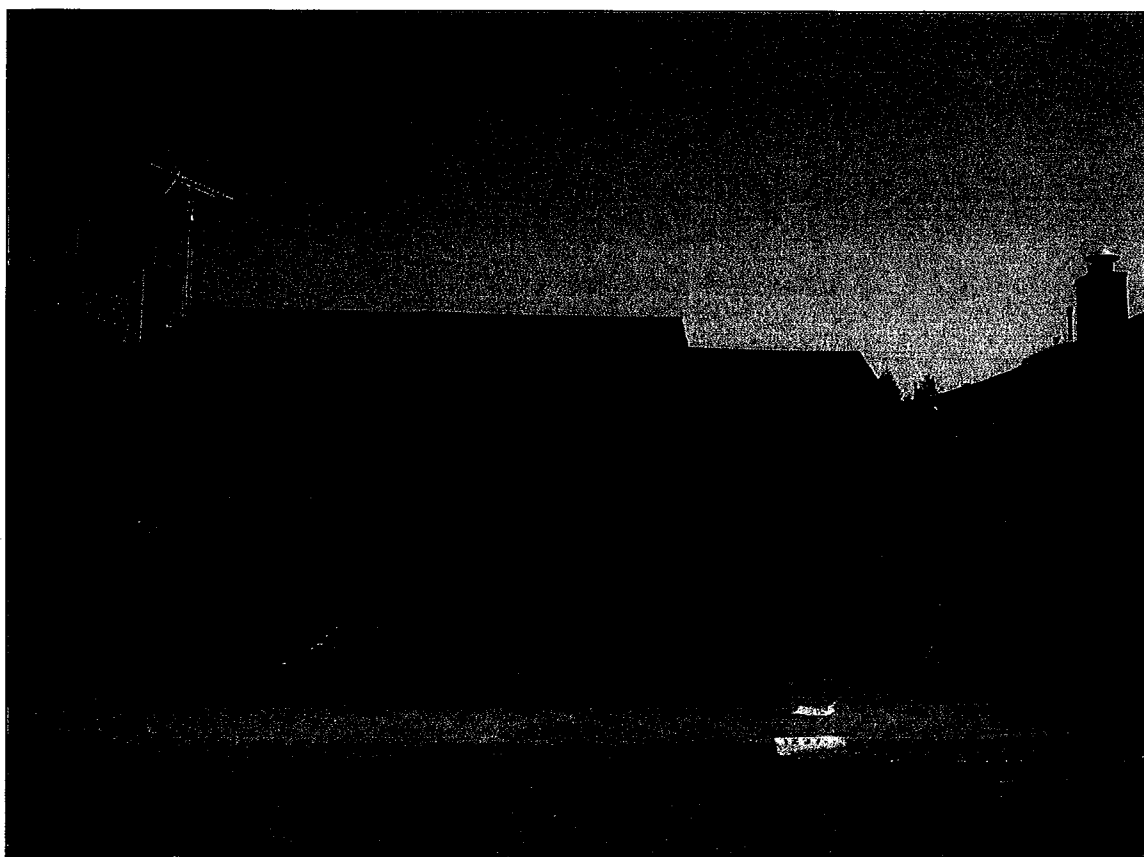




EXHIBIT C: Photos



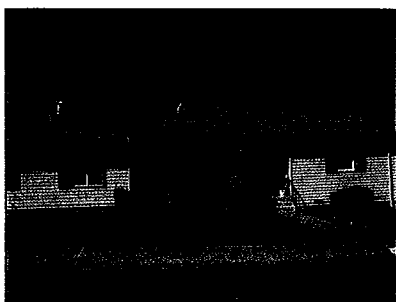
Subject Residence – 1237 Williams Avenue (020-083-120)



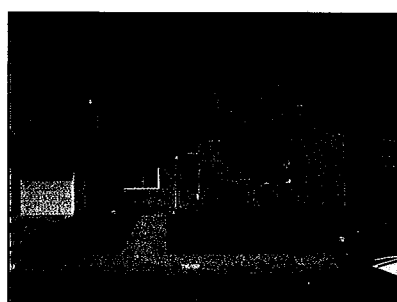
1221 Williams Avenue (020-083-130)



1245 Williams Avenue (020-083-110)



1226 Williams Avenue (020-082-150)



1252 Williams Avenue (020-082-160)